



**PARK DRIVE, HOOLE, CHESTER**

**£399,950**

- SPACIOUS 1930S SEMI-DETACHED
- ORIGINAL FEATURES
- WELL PROPORTIONED ROOMS
- SPACIOUS GARDEN
- SITUATED IN HOOLE
- LARGE GARAGE

**DWELL**

# PARK DRIVE, HOOLE, CHESTER

3  
BED

1  
BATH

2  
RECEPTION

Located on a popular and quiet road in the heart of Hoole, this attractive 1930s three-bedroom semi-detached home offers spacious and well-presented accommodation with a generous rear garden and an impressive detached garage.

The property is approached via a driveway and paved front garden, leading to the front entrance which opens into a welcoming hallway featuring original parquet flooring that continues into the elegant bay-fronted living room, complete with a feature cast iron fireplace.

To the rear, a second reception room provides a cosy yet versatile living space with a gas-burning stove and French doors opening onto the rear garden, allowing plenty of natural light and easy access to outdoor entertaining.

The kitchen diner is fitted with a range of base and wall units and benefits from Neff appliances including an oven, gas hob and integrated microwave, along with space for a washing machine. The understairs area has been thoughtfully converted into a convenient WC with wash basin.

Upstairs, the principal bedroom sits to the front of the property and enjoys a bay window and feature

marble fireplace, while the second bedroom is a well-proportioned double overlooking the garden. The third bedroom offers flexibility as a single bedroom, home office or dressing room. A family bathroom completes the accommodation, fitted with a P-shaped bath with shower over, WC and wash basin.

The loft is accessed via a pull-down ladder and is partly boarded, providing useful additional storage.

Externally, the property benefits from a large prefabricated garage measuring over 9 metres in length, offering excellent storage, workshop space or potential for a variety of uses. The rear garden is mainly laid to lawn with mature borders, creating a pleasant outdoor setting.

Park Drive is a sought-after residential road within Hoole, one of Chester's most popular and vibrant neighbourhoods. The property is within easy walking distance of Faulkner Street and Hoole Road, where a wide selection of independent shops, cafés, restaurants and bars can be found. The area is also well served by highly regarded schools, local parks and everyday amenities.

Chester city centre is just over a mile away,

offering extensive shopping, leisure and cultural attractions including the historic city walls and riverside walks. Chester railway station is also nearby, providing direct services to Liverpool, Manchester and London, making the location ideal for commuters. Excellent road connections are available via the A55 and M53 motorway network, giving convenient access across the region.





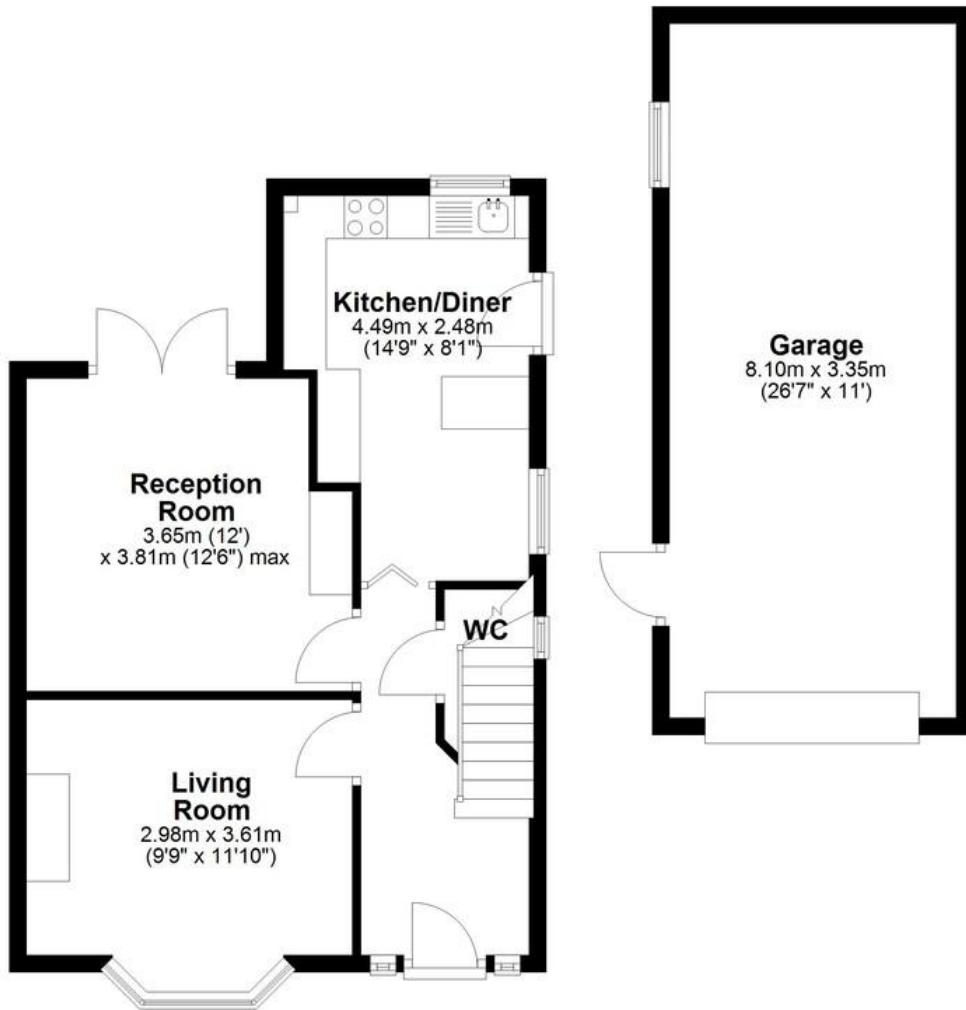
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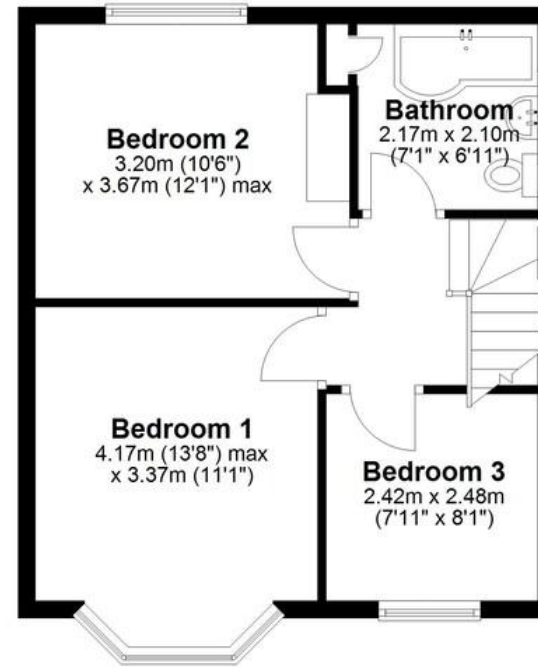


# DWELL

Ground Floor



First Floor



**TOTAL FLOOR AREA** 904 sq ft / 84 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

## COUNCIL TAX

Band C

## LOCAL AUTHORITY

Cheshire West and Chester Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C	69 C	72
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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