



CLARE AVENUE, HOOLE

£275,000

- SPACIOUS LIVING ROOM WITH BAY WINDOW
- LARGE BATHROOM WITH BATH AND SEPARATE SHOWER
- POPULAR HOOLE LOCATION
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN

DWELL

CLARE AVENUE, HOOLE

2
BED

1
BATH

2
RECEPTION

A charming two-bedroom period terrace in the ever-popular suburb of Hoole, offering spacious accommodation, original features, and excellent potential to personalise.

This traditional red-brick home presents an attractive frontage and is set back behind a small forecourt. Inside, the property opens into a welcoming hallway leading through to a bright and generously proportioned living room, complete with a large bay window that floods the space with natural light, wood-effect flooring, and a characterful fireplace. To the rear, a separate dining room provides an ideal space for entertaining, with views over the courtyard garden and access through to the kitchen.

The kitchen is fitted with a range of units and work surfaces, offering a practical layout with scope for modernisation. A door leads out to the enclosed rear courtyard, which provides a low-maintenance outdoor space with brick-built storage and rear access.

Upstairs, the property offers two well-sized double bedrooms. The principal bedroom is particularly spacious, while the second bedroom is also a comfortable double with built-in storage. A large family bathroom completes the first floor, featuring a freestanding bath and separate walk-in shower.

Clare Avenue is situated in the highly sought-after area of Hoole, just a short distance from Chester city centre. Hoole is widely regarded as one of Chester's most vibrant suburbs, known for its independent shops, cafés, bars, and restaurants along Faulkner Street. The area also benefits from excellent local schools, green spaces including Alexandra Park, and convenient access to Chester Railway Station. For commuters, there are strong transport links to the M53, A55, and beyond, making it ideal for travel across the North West and into North Wales.



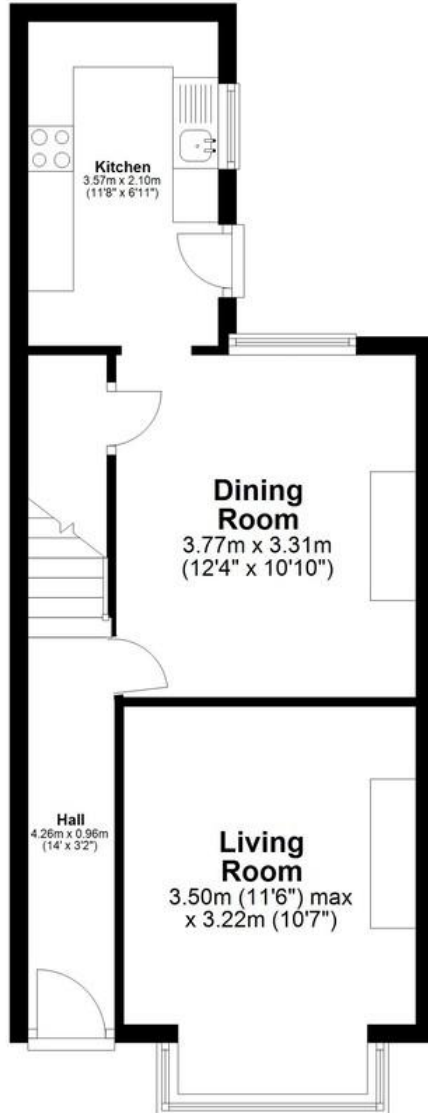


DWELL
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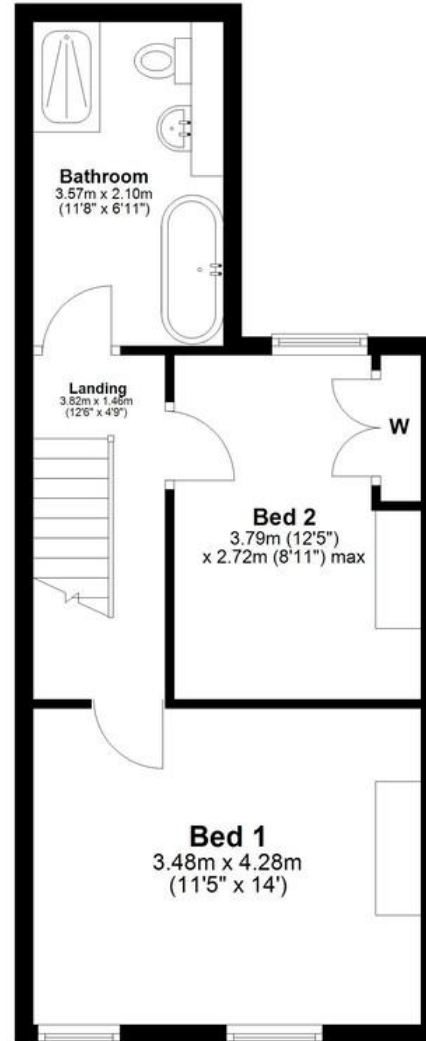


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 853 sq ft / 79 sq m

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

COUNCIL TAX

Band B

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		81
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Dwell
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@dwellstateagents.co.uk
dwellstateagents.co.uk