



RESERVOIR TERRACE, CHESTER

OFFERS IN EXCESS OF £240,000

- CANALSIDE LOCATION
- FRONT GARDEN & ENCLOSED REAR COURTYARD
- NO ONWARD CHAIN
- EASY WALKING TO CITY CENTRE
- HIGH SPECIFICATION
- TWO DOUBLE BEDROOMS

DWELL

RESERVOIR TERRACE, CHESTER

2 2 1
BED BATH RECEPTION

A beautifully presented two bedroom Victorian terraced house, with very attractive cottage style front garden and additional south facing rear courtyard. Situated just off the canal and within walking distance of the city centre, Hoole and Boughton – locations do not get much better than this.

This attractive home boasts strong kerb appeal, with a pathway leading to the entrance. Stepping inside, you are welcomed into a cosy sitting room featuring a character fireplace, offering a separate reception area. This flows through to a spacious open-plan dining and kitchen area at the heart of the home, creating a sociable and versatile space.

The adjoining kitchen is thoughtfully designed with a range of wall and base units, and enjoys a pleasant outlook over the rear courtyard. The kitchen has an integrated fridge freezer, dishwasher, oven and induction hob. The combination of the kitchen and dining area provides a bright, airy setting that is perfect for both everyday living and entertaining. To the rear, a practical utility room offers additional storage, fitted units, and direct access outside, along with a conveniently located ground floor W.C. Beyond this, a separate external store room-complete with power and lighting-offers excellent flexibility for

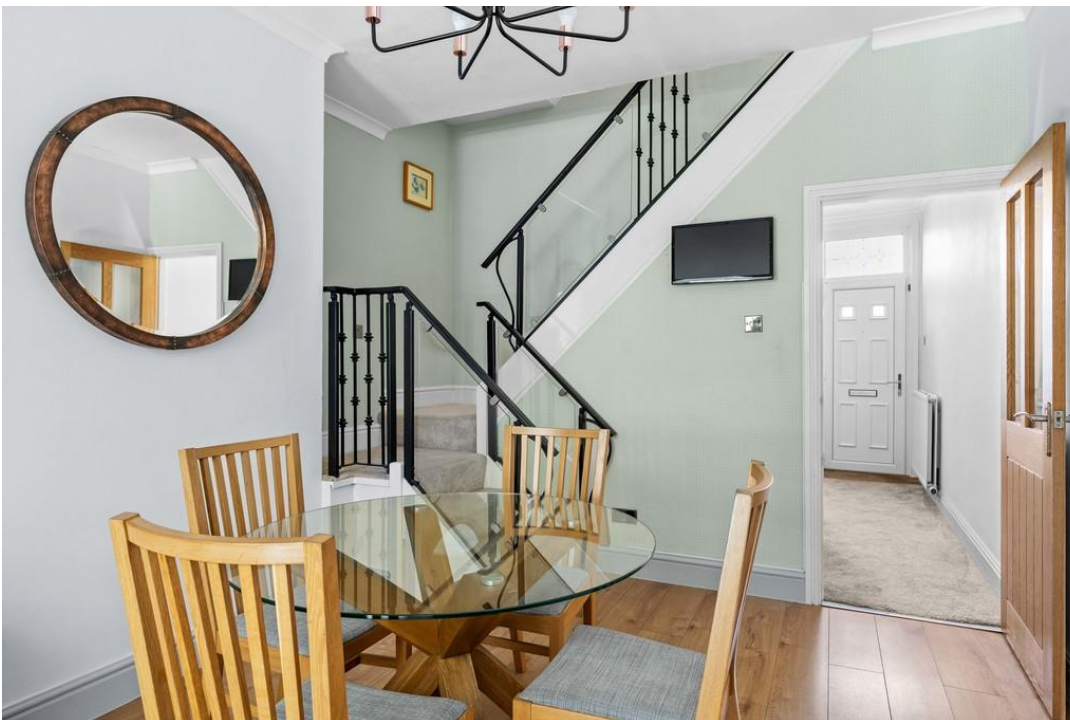
storage or alternative uses.

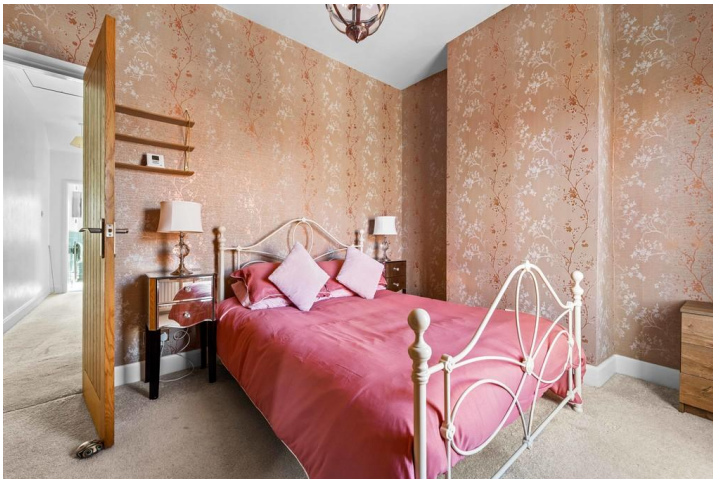
Stairs rise from the main living space to a generous landing, giving access to all first-floor rooms. The principal bedroom spans the full width of the property at the front, benefiting from lovely views across the garden and towards the canal. A second double bedroom is positioned at the rear, overlooking the courtyard. Both rooms are served by a well-equipped bathroom, featuring a bath with shower attachment and a useful airing/storage cupboard. The property benefits from a partially boarded loft space with a light and fitted pull down ladder.

Outside, the rear courtyard is finished with decking and enjoys a favourable aspect, making it an ideal spot to sit and enjoy the afternoon sun. A rear gate provides access to a passageway leading back to the main road. The front garden is equally well maintained, offering a mix of lawn and patio area, while on-street parking is available nearby.

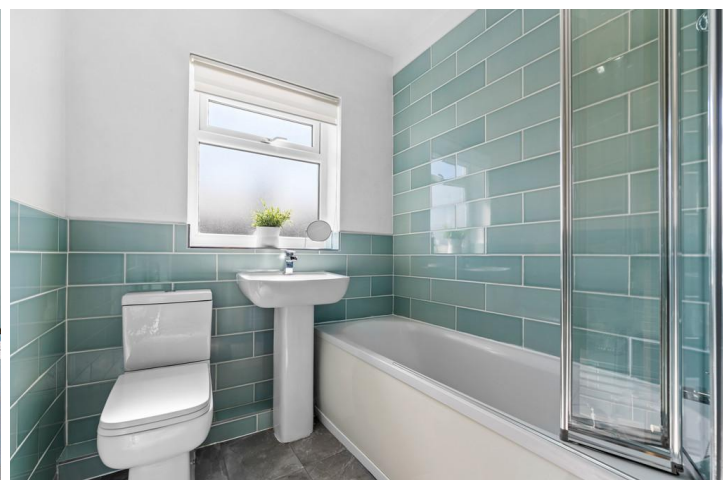
Ideally positioned, the property sits just moments from the canal at Hoole Lock and within easy walking distance of Hoole High Street. Here you'll find a variety of local amenities, including Waitrose, Aldi, and an excellent selection of bars and restaurants stretching towards the city centre.

Chester Railway Station is also conveniently located within a 10-minute walk.





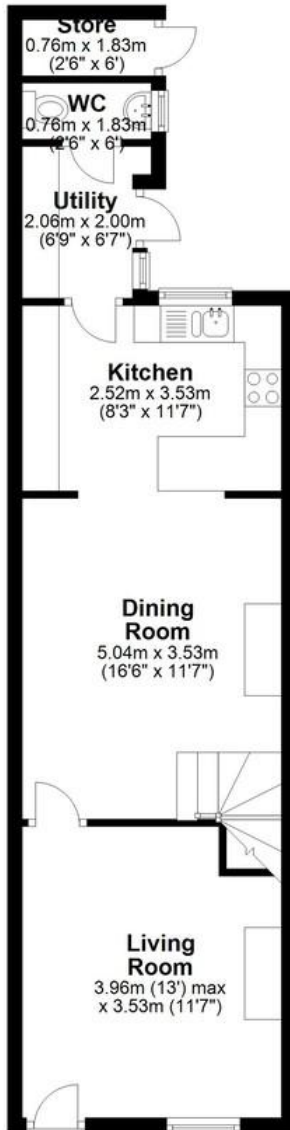
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DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 837 sq ft / 78 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		
69-80	C		78
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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