



WILLIAM STREET, HOOLE

£260,000

- NO ONWARD CHAIN
- NEW ROOF IN 2015
- REWIRE IN 2020
- SITUATED IN HOOLE
- POTENTIAL TO IMPROVE
- EXTERNAL STORAGE

DWELL

WILLIAM STREET, HOOLE

2
BED

1
BATH

2
RECEPTION

Positioned in the heart of Hoole, this traditional two-bedroom terraced home offers well-proportioned accommodation, a low-maintenance rear courtyard and useful outbuildings, all within a short walk of the thriving Hoole High Street. The property has also benefited from some important improvements in recent years, including a new roof in 2015 and a rewire in 2020, while still offering scope for a new owner to update the interiors to their own taste.

Entering through the front door, the accommodation begins with an entrance hallway and staircase rising to the first floor. To the front is a comfortable living room with a large window providing plenty of natural light and a feature gas fire creating a natural focal point.

Glazed sliding doors connect the living room with the central reception room, creating a flexible layout that works particularly well as a dining room or second sitting area. There is useful built-in storage and wood-effect flooring running through much of the ground floor, while the arrangement of the two reception spaces gives buyers the option to retain separate rooms or create a more open-plan feel.

Towards the rear is the fitted kitchen, offering a

range of wall and base units, worktop space, integrated cooking appliances and provision for further appliances. A rear door opens directly onto the courtyard.

Upstairs, there are two bedrooms, including a particularly generous main bedroom positioned at the front of the property. The second bedroom overlooks the rear and benefits from built-in storage. Completing the first floor is a spacious bathroom fitted with a four-piece suite comprising shower enclosure, WC, wash basin and bidet.

Externally, the property has a private, fully paved rear courtyard designed for easy maintenance. A particularly useful feature is the range of outbuildings, providing valuable additional storage, together with an external WC. Gated pedestrian access leads out to the rear.

The location is a major part of the appeal. William Street sits within one of Hoole's established residential streets, just a short walk from Hoole High Street and Faulkner Street, home to an excellent collection of independent shops, coffee shops, pubs and restaurants. Chester Railway Station is also readily accessible on foot, while Chester city centre is close by, making the property particularly convenient for those wanting

to enjoy everything Hoole and the city have to offer without relying on the car.

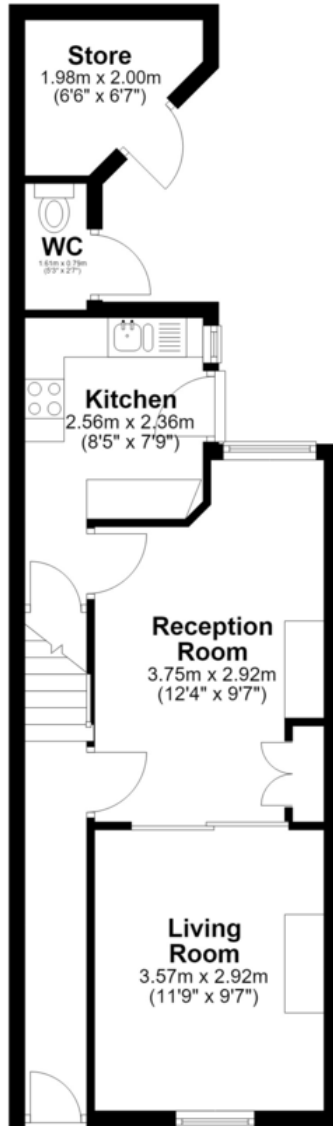




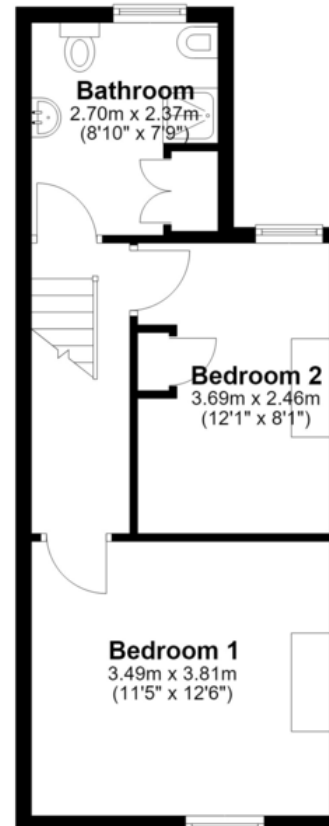


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 805 sq ft / 75 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	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80
39-54	E		
21-38	F		
1-20	G		

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