



GREENBANK ROAD, HOOLE

£575,000

- BEAUTIFULLY MODERNISED AND SIGNIFICANTLY EXTENDED FAMILY HOME
- THREE GENEROUS DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH DRESSING

- DESIRABLE SOUTH-FACING REAR GARDEN
- SPECTACULAR OPEN-PLAN KITCHEN, DINING AND FAMILY SPACE
- DETACHED GARAGE

DWELL

GREENBANK ROAD, HOOLE

3
BED

2
BATH

2
RECEPTION

This beautifully modernised and substantially extended family home on Greenbank Road offers an exceptional combination of contemporary living, generous proportions and original character, all within one of Hoole's most sought-after residential locations. Having been comprehensively improved by the current owners, the property has been thoughtfully designed to create a home that works perfectly for modern family life while retaining much of the charm of the original house.

A particular highlight is the impressive two-storey extension, which has transformed both the ground and first-floor accommodation. The heart of the home is the superb open-plan kitchen, dining and family space to the rear. Flooded with natural light, the room features a striking glazed roof with exposed dark framing, creating a real architectural focal point. The contemporary fitted kitchen provides excellent storage and preparation space together with a large peninsula/breakfast bar, while the generous dining area has ample room for a substantial family table.

Full-width bi-folding doors create a seamless connection between the house and garden, making this a fantastic space for entertaining throughout the warmer months. The glazing

overhead and south-facing aspect allow natural light to pour into the room throughout the day, while engineered-style timber flooring adds warmth and character.

Elsewhere on the ground floor, the original proportions and character of the house have been carefully incorporated into the modernisation, providing additional living space away from the open-plan kitchen and making the layout equally suited to busy family life and entertaining.

Upstairs, the quality and generosity of the accommodation continues, with three genuinely spacious double bedrooms. The principal bedroom forms an impressive suite, complemented by a dedicated dressing room with extensive fitted storage and its own contemporary en-suite shower room.

Bedroom two is another excellent double, offering plenty of space for a large bed alongside freestanding wardrobes and additional bedroom furniture without compromising the feeling of space. The proportions make it particularly well suited to an older child, teenager or guest bedroom rather than simply serving as a secondary room.

Bedroom three is equally well proportioned, again comfortably accommodating a double bed and providing the flexibility to work as a substantial children's bedroom, guest room or combined bedroom and study. Having three bedrooms of this size is a real strength of the property and makes the first-floor layout particularly practical for a growing family.

Serving the second and third bedrooms is a beautifully presented family bathroom, finished in a contemporary style with striking dark blue/teal tiling and patterned flooring. The suite incorporates a bath, separate shower enclosure, wash basin and WC, providing the practicality families need while maintaining the considered finish seen throughout the rest of the house.

Outside, the property continues to impress. To the rear is a south-facing garden, with a generous paved terrace immediately adjoining the house providing an ideal space for outdoor dining, entertaining and relaxing. Beyond is a lawn bordered by established planting, creating a garden that feels private and manageable while offering plenty of space for family life.

Further practical advantages include a detached garage with an electric roller door, off-road parking and an EV charging point, adding to the









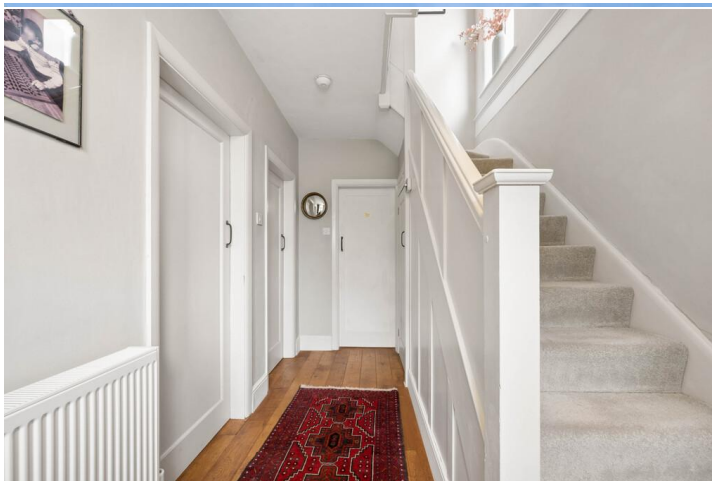
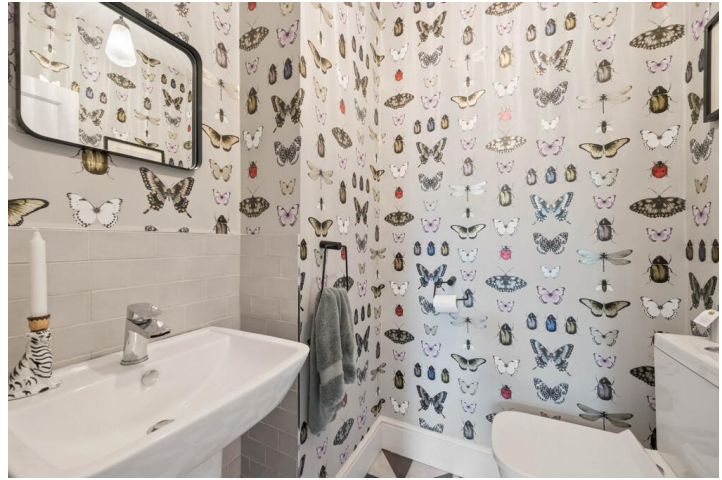
DWELL

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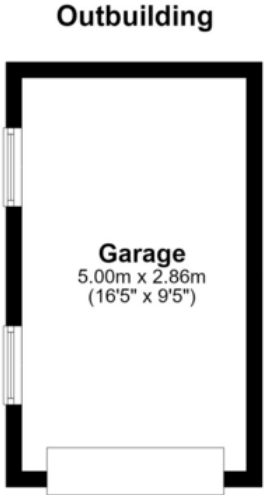
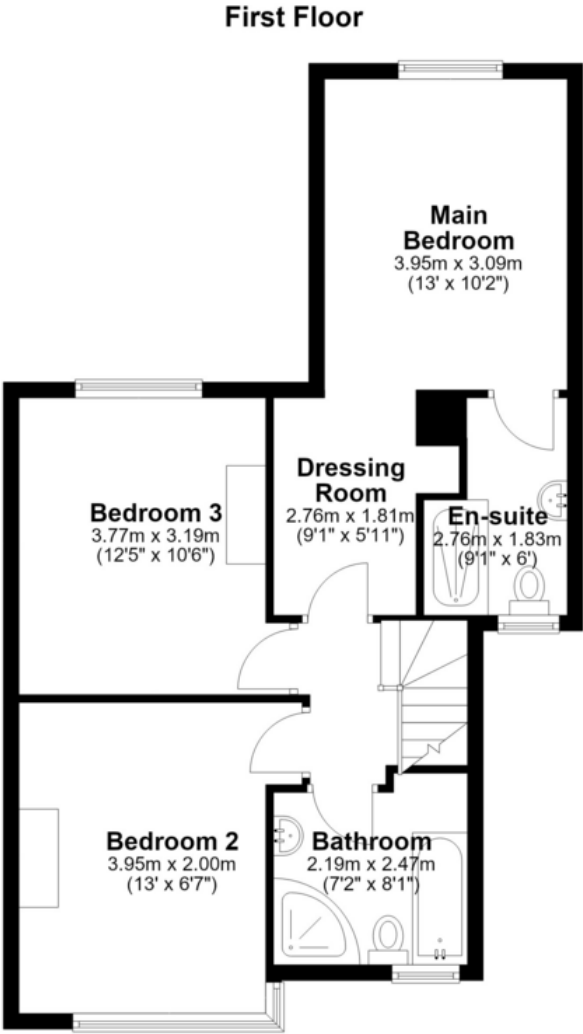
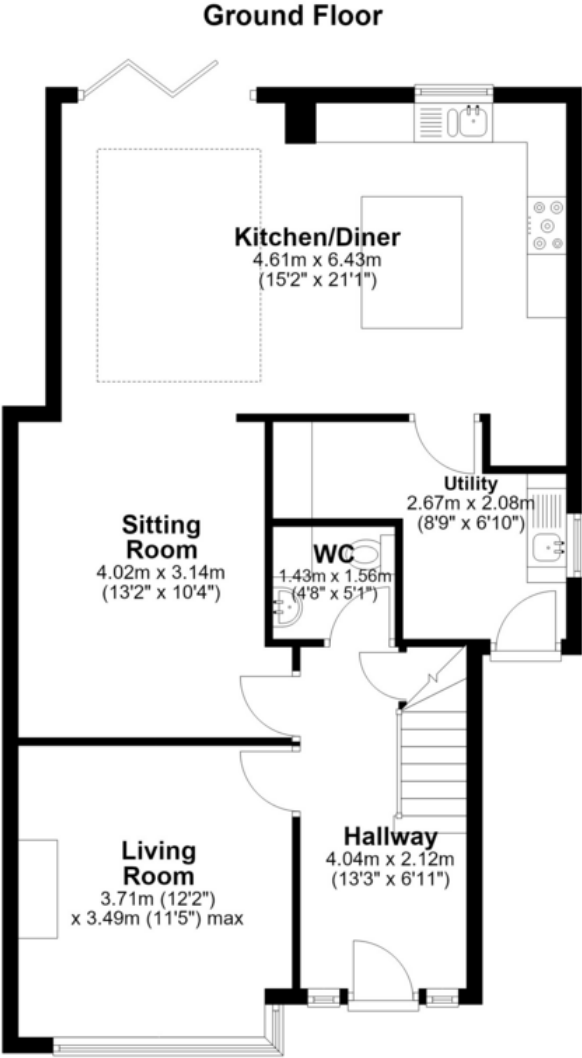
Book a free valuation

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DWELL



TOTAL FLOOR AREA 1,564 sq ft / 145 sq m

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

COUNCIL TAX
Band D

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		82
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

OFFICE CONTACT INFO
Dwell
19 Charles Street
Hooles
Chester
Cheshire
CH2 3AY

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

5 Greenbank Road