



PHILLIP STREET, HOOLE

£230,000

- TURNKEY, BEAUTIFULLY PRESENTED HOME
- CLOSE TO HOOLE'S SHOPS
- NO ONWARD CHAIN

- PRIVATE ENCLOSED COURTYARD GARDEN
- BRIGHT AND NEUTRALLY DECORATED ACCOMMODATION
- MODERN BATHROOM WITH BATH AND

DWELL

PHILLIP STREET, HOOLE

2
BED

1
BATH

0
RECEPTION

A beautifully presented and fully turnkey two-bedroom mid-terraced home, ideally located in the popular Chester/Hoole area. Having been thoughtfully updated throughout, the property combines a contemporary finish with a traditional terrace setting and is ready for its new owner to simply move in and enjoy.

The accommodation is particularly well suited to modern living, with new carpets throughout, a bright neutral décor and a fantastic open-plan dining and kitchen space.

Upon entering, the property immediately feels welcoming, with the accommodation flowing naturally through to the open-plan dining room and kitchen. The dining area provides an excellent space for entertaining or everyday family meals, while the impressive modern high-gloss kitchen offers a stylish and practical range of units and provides a contemporary focal point to the home.

Upstairs, the property offers two well-proportioned bedrooms, including a particularly impressive main bedroom spanning the full width of the property. This generous room provides excellent space for a substantial bedroom suite and benefits from plenty of natural light.

The modern bathroom is finished with a clean, contemporary style and features a full-size bath with shower over, wash hand basin and WC, complemented by attractive monochrome tiling.

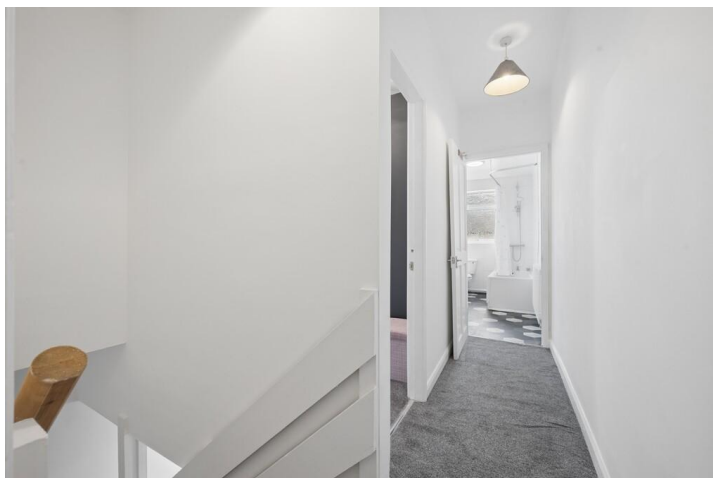
To the rear is a private, enclosed courtyard garden, providing an attractive and surprisingly versatile outdoor space. The courtyard has been thoughtfully arranged with paved seating, raised brick planting beds, mature potted plants and wall-mounted planters, creating a lovely setting for outdoor dining, entertaining or simply enjoying a coffee in the sunshine.

Phillip Street is situated within easy reach of the amenities of Hoole and Chester city centre, making this an excellent location for both everyday convenience and commuting.

Hoole is well known for its independent shops, cafés, restaurants and local amenities, while Chester city centre offers an extensive selection of shopping, dining and leisure facilities. The city's historic attractions include the famous Chester Rows, Roman city walls, Chester Cathedral and Grosvenor Park, together with the River Dee and a wide variety of restaurants, bars and cultural venues.

For commuters, Chester railway station is within easy walking distance, providing regular rail services to destinations including Liverpool, Manchester and London. There are also a number of nearby bus services, while the city's wider road network provides convenient access towards the A55, A41 and M53.

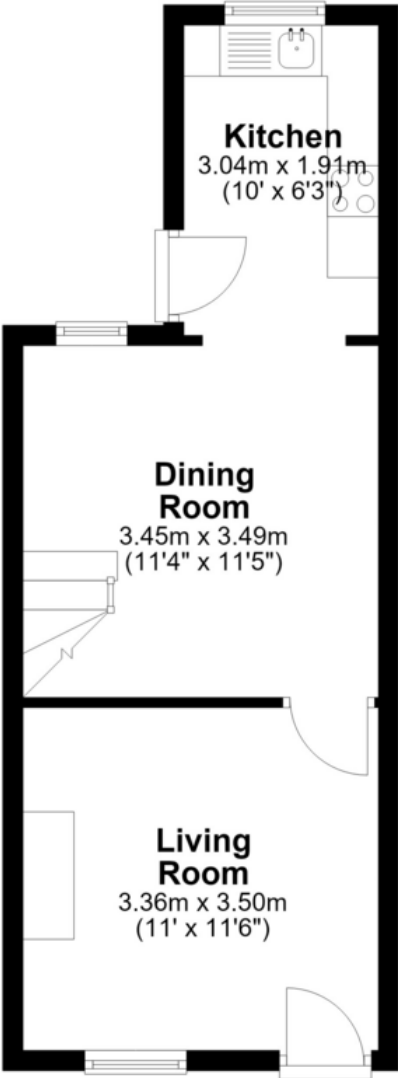






DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 652 sq ft / 61 sq m

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

COUNCIL TAX
Band B

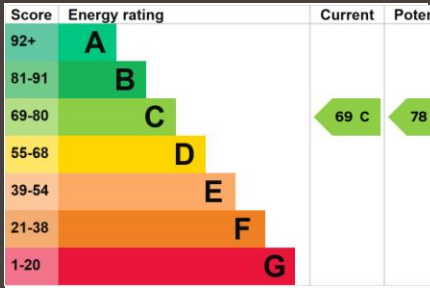
LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



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