

TOMKINSON STREET, HOOLE

£260,000

- ATTRACTIVE TWO-BEDROOM MID-TERRACE
- SPACIOUS OPEN-PLAN LIVING AND DINING ROOM
- NO ONWARD CHAIN
- WALKING DISTANCE TO HOOLE'S INDEPENDENT SHOPS
- ENCLOSED, LOW-MAINTENANCE REAR

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TOMKINSON STREET, HOOLE

2 BED | 1 BATH | 2 RECEPTION

Located in the heart of the highly sought-after suburb of Hoole, this attractive two-bedroom mid-terraced home offers spacious open-plan living accommodation, modern interiors and an enclosed rear courtyard, all within easy walking distance of Hoole's vibrant high street.

The ground floor comprises an entrance hallway leading into a generous open-plan living and dining room, with windows to both the front and rear allowing plenty of natural light to fill the space. Wood-effect flooring, traditional column radiators and a feature fireplace recess with a decorative tiled hearth complement the neutral décor throughout.

The dining area flows naturally into a stylish fitted kitchen, featuring contrasting navy and white shaker-style cabinetry, wood-effect worktops and white metro-tiled splashbacks. The kitchen benefits from an integrated oven, hob and extractor, space for freestanding appliances and direct access to the rear courtyard.

To the first floor are two double bedrooms, with the principal bedroom spanning the full width of the property. Completing the accommodation is a contemporary bathroom featuring a bath with shower over, vanity wash hand basin, WC and decorative patterned flooring.

Externally, the property enjoys an enclosed, low-maintenance rear courtyard with gated access, providing a pleasant space for outdoor seating and entertaining.

Hoole is one of Chester's most desirable residential locations, renowned for its strong community feel and thriving selection of independent shops, cafés, restaurants and bars. The popular Faulkner Street and Charles Street are within easy walking distance, as are local parks and green spaces. Chester Railway Station and the historic city centre are also easily accessible on foot, whilst excellent road links provide convenient access to the surrounding areas.










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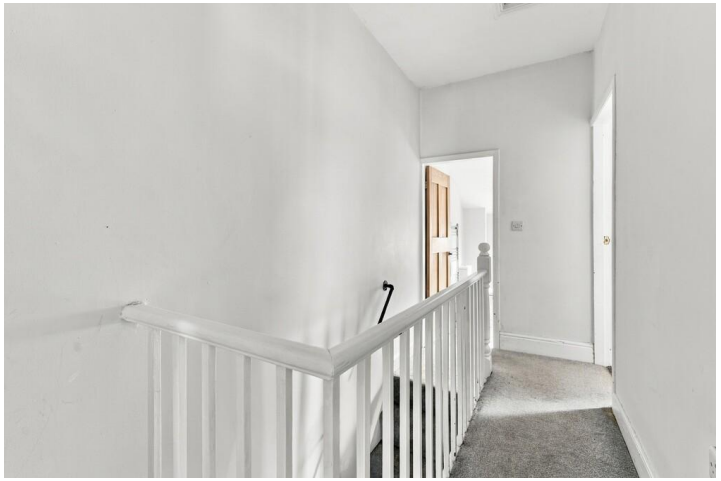


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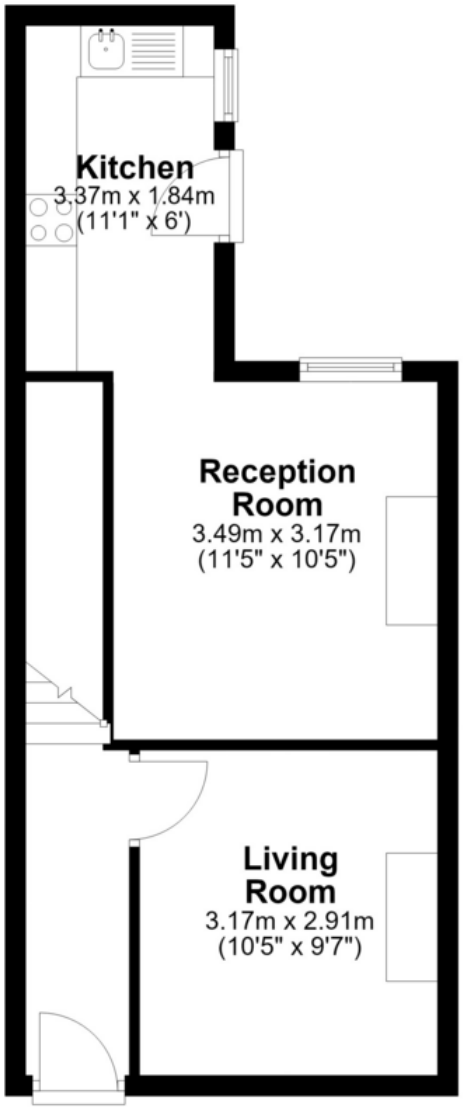
Ground Floor



First Floor



TOTAL FLOOR AREA 704 sq ft / 65 sq m

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

COUNCIL TAX
Band B

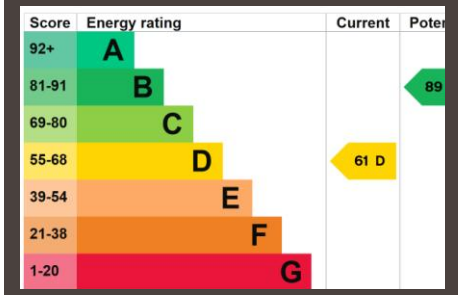
LOCAL AUTHORITY
Cheshire West and Chester Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



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