



9

Chester | CH2 3FB

Offers In Excess Of £280,000

MONOPOLY
BUY ■ SELL ■ RENT



9

Chester || CH2 3FB

A well presented 2 bedroom end of terrace property situated in the desirable area of Hoole close to Chester city centre. This superb property offers well appointed living accommodation throughout including a modern bathroom suite, 2 double bedrooms, well maintained rear garden and off road parking for 2 cars to the front, all of which can only truly be appreciated when viewing the property. The suburb of Hoole is known for it's vibrant community and independent business's. Located to the North East of the Roman city of Chester there are an enormous wealth of amenities in Hoole with trendy High streets, Independent shops and restaurants. There are also superb road links to major motorways for commuting and is walking distance to Chester train station. In brief the property comprises of; front porch, lounge/dining room and kitchen to the ground floor and 2 bedrooms and bathroom to the first floor.

- A superbly presented 2 bedroom end of terrace property
- Well presented throughout
- Modern, well appointed bathroom
- 2 Double bedrooms
- Well maintained rear garden
- Off road parking for 2 cars
- Located in the very desirable area of Hoole
- MUST BE VIEWED TO BE FULLY APPRECIATED



Front Porch

With door opening to the lounge/dining room

Lounge/Dining Room

Well presented and a good size room with a double glazed window to the front, wood effect flooring, stairs off to the first floor, door to a useful under stairs storage cupboard.

Kitchen

Well appointed with a range of matching wall, drawer and base units, wood effect working surface with inset stainless steel 1 1/4 sink and drainer, built in electric oven, 4 ring gas hob with extractor fan over, plumbing for a dishwasher and washing machine, part tiled walls, tiled flooring, double glazed window, door off to the garden, wall mounted gas boiler.

First Floor Landing

With carpeted flooring, access to the loft space which is partly boarded and has built in shelving.

Bedroom 1

Again very well presented with a double glazed window to the front, carpeted flooring.

Bedroom 2

A double bedroom with a double glazed window to the rear, carpeted flooring, fitted wardrobes, door to an airing cupboard housing the hot water tank.

Bathroom

Superbly appointed with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with dual head thermostatic shower over, mosaic tiled flooring, double glazed window, part tiled walls.

Rear Garden

To the rear is a well maintained garden with an artificial law leading to a raised decked seating area. The garden is part walled, part fenced with gated access to the rear.

Front

To the front is a part tarmac, part gravelled driveway providing off road parking for 2 cars.

Important Information

MONEY LAUNDERING REGULATIONS 2003

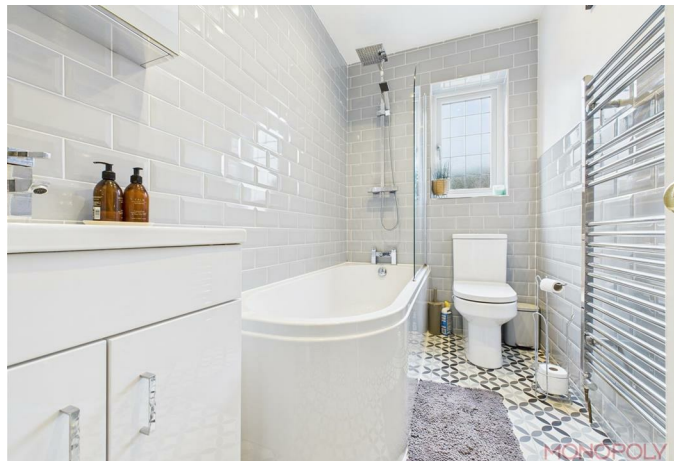
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

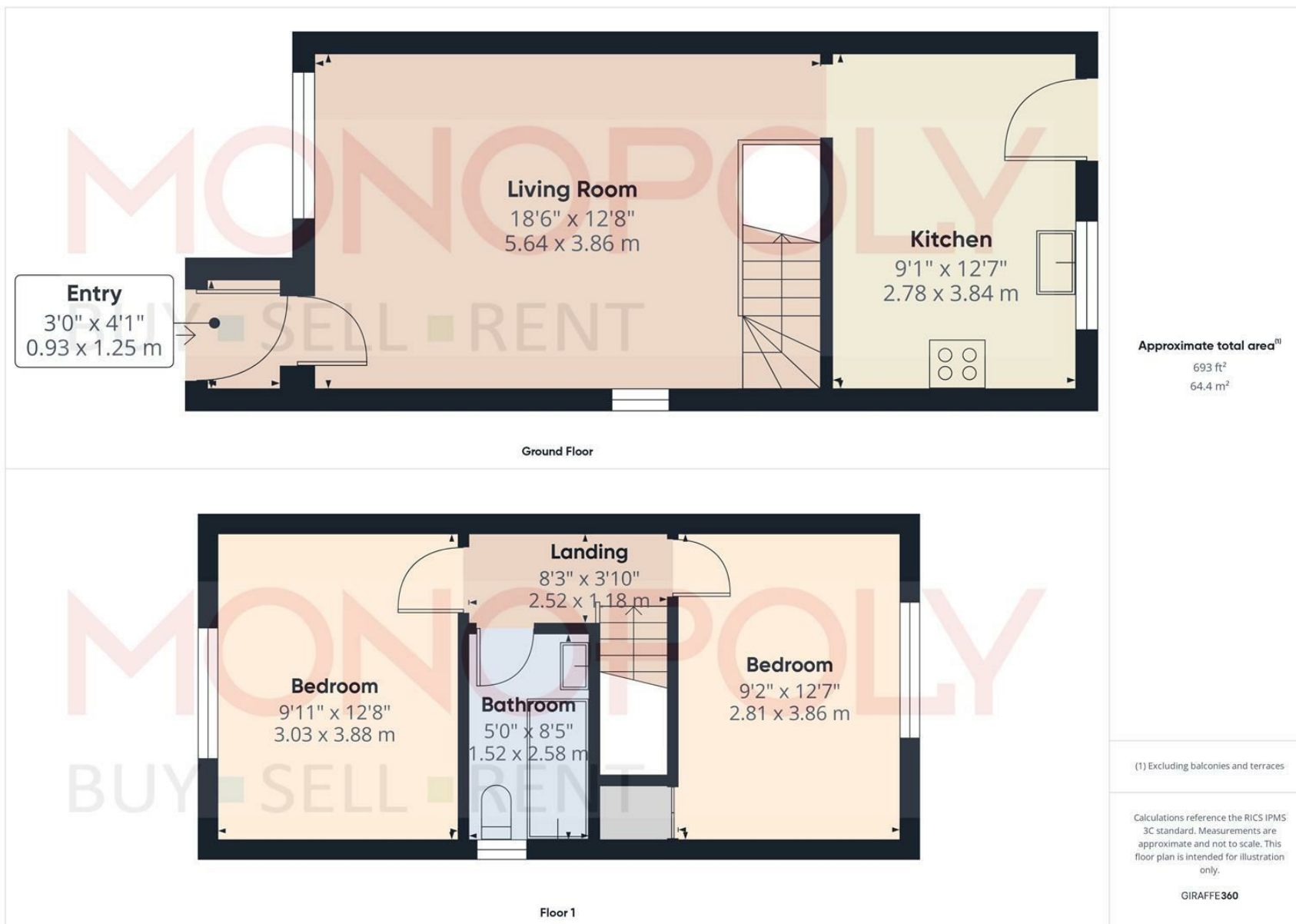
Key Property Facts





The key material information can be seen via the web links from which ever property portal the property is viewed.



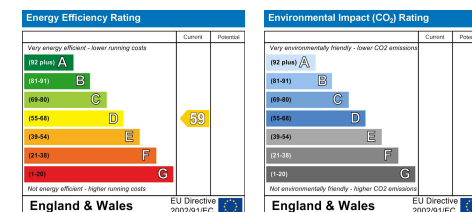


MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT