



*** VERSATILE ACCOMMODATION * DECEPTIVELY SPACIOUS * INVESTMENT OPPORTUNITY * *
NO ONWARD CHAIN ***

Within walking distance of Chester city centre a deceptively spacious and versatile town house providing 6 bedroom accommodation over three floors.

INTRODUCTION

A mid terraced three storey town house believed to have been built circa 1893 providing deceptively spacious family accommodation and within walking distance of the city of Chester.

The property opens with a large reception hallway leading into the sitting room, living room and kitchen. There is also a useful study. At first floor there are 3 bedrooms and a bathroom and on the second floor a further 3 bedrooms and a shower room. There is off road parking to the front and an enclosed rear courtyard with space for outdoor seating.

The property provides an excellent opportunity for investors as the residence would be suitable for a large family or ideal as student accommodation or for Air BnB.

LOCATION

The property is located in the centre of Hoole and is within walking distance of all the shops and variety of amenities that Hoole offers. As Hoole is close to the railway station and the M53 motorway network it is home to many hotels, guest houses and bed and breakfast establishments. There are several schooling options in and around the area including Hoole Church of England Primary School, St. Martin's Academy providing primary education, Upton High School providing secondary education and The Hammond School of Dance and Abbeygate are close by. Chester University is also within a 5 minute walk.

Chester Railway Station is a five minute walk away which provides direct links to London Euston. Chester City centre is a 15 minute walk away with all the usual shops, amenities, hotels, restaurants and bars that a busy thriving city has to offer.

ENTRANCE LOBBY

Part glazed entrance door with side screen leading to entrance lobby with built in cupboards to either side housing gas meters. Water main access and electricity meters.



ENTRANCE HALL

With pine coloured glazed and leaded light entrance door with matching side windows. Staircase to first floor with access to understairs. Single panel radiator. Coved ceiling.

SITTING ROOM

15' 10" x 13' 5" (4.83m x 4.09m) With feature fireplace with wood mantel surround and marble inset fitted with electric fire. Bay window to front. Double and single panel radiators. Coved ceiling with picture rail and central frieze.

LIVING ROOM

14' 5" x 11' 3" (4.39m x 3.43m) Single panel radiator. Sealed off fireplace with pine mantel surround and pine built in cupboards to right hand side.



KITCHEN

12' 0" x 6' 6" (3.66m x 1.98m) Range of light oak units comprising cupboards and drawers. Matching eye level wall cupboards. Tiled splashback to worktop surrounds. Appliances include the Neff built in double oven. Hotpoint four ring gas hob with extractor hood over. Stainless steel single drainer one and half sink unit with mixer taps. Plumbing for washing machine. Inset spotlights. Door to rear courtyard.



STUDY

11' 0" x 8' 8" (3.35m x 2.64m) The fireplace has been sealed off but still retains the marble mantel surround with cast iron and tiled inset and tiled hearth. Single panel radiator. Wall mounted Worcester gas central heating boiler. Sash window overlooking the rear.

FIRST FLOOR

LANDING

With single panel radiator. Door to staircase leading to the second floor. The bedroom accommodation comprises.

BEDROOM 1

13' 6" x 13' 9" (4.11m x 4.19m) Front and over sitting room. Single panel radiator. Windows overlooking front. Built in floor to ceiling double wardrobe with cupboard over.

BEDROOM 2

11' 2" x 8' 0" (3.4m x 2.44m) Over sitting room and hall. Single panel radiator. Window overlooking front. Built in wardrobes with sliding doors providing hanging rail and with cupboards over.

BEDROOM 3

11' 6" x 11' 4" (3.51m x 3.45m) Rear and over living room. Double panel radiator. Windows to rear. Sealed off wrought iron fireplace. Walk in cupboard (under stairs to second floor) with coat hooks and shelving.

BATHROOM

8' 5" x 7' 11" (2.57m x 2.41m) With suite comprising panelled bath with separate shower over and shower screen. Tiled walls. Pedestal wash hand basin with tiled splashback. Low level W.C. Single panel radiator. Airing cupboard with shelving.

SECOND FLOOR

LANDING

With roof light. Single panel radiator. Low level access cupboard to eaves storage approximately 20' in length x 8'.

SHOWER ROOM

4' 10" x 4' 4" (1.47m x 1.32m) Recessed tiled shower cubicle with Aquatronic electric shower. Low level W.C. Pedestal wash hand basin. Double glazed velux roof light.

BEDROOM 4

11' 1" x 9' 0" (3.38m x 2.74m) Single panel radiator. Original wrought iron sealed fireplace. Double glazed roof light.

BEDROOM 5

11' 9" x 9' 0" (3.58m x 2.74m) Single panel radiator. Double glazed windows overlooking Halkyn Road to the front.



BEDROOM 6

12' 1" x 10' 8" (3.68m x 3.25m) Single panel radiator. Windows overlooking front over Halkyn Road.

EXTERIOR

To the front there is a flagged area with parking for one car and brick paved area to the right hand side with raised corner bed with fuchsia and evergreen shrubs. There is a rear enclosed walled courtyard with blue brick paving and concrete standing with pedestrian gate to rear alley. There is an outside workshop/general purpose storage shed approximately 9'0" x 6'0" with power and light connected.

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

ANTI MONEY LAUNDERING

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



21 Halkyn Road, Hoole

