



MAPLE GROVE

HOOLE
CHESTER
CH2 3LJ

£250,000

THORNLEY GROVES

Manchester's Leading
Independent Estate Agent

MAPLE GROVE

HOOLE, CHESTER
CH2 3LJ

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Off Street Parking, Garage | 814 SQ FT | Freehold | EPC Rating: D

Offered to the market with no onward chain, this three bedroom semi detached home occupies a popular position within Hoole, one of Chester's most sought after residential areas. Having previously been a successful rental property, the house would benefit from some cosmetic updating but offers an excellent opportunity for buyers looking to create a home of their own. With a generous driveway, detached garage and an exceptionally long south easterly facing garden, it is well suited to first time buyers, growing families and investors alike.

The accommodation begins with a welcoming entrance hall leading through to a spacious lounge, where a characterful gas fire creates an attractive focal point. To the rear, the L shaped kitchen provides plenty of fitted storage together with a practical utility area and opens directly into the conservatory, creating an additional reception space overlooking the garden.

Upstairs are two double bedrooms, both retaining attractive character fireplaces, together with a third single bedroom and a family bathroom fitted with a three piece suite including an electric shower over the bath.

Externally, the property continues to impress with off road parking for two to three vehicles and a detached garage. The south easterly facing rear garden is a real highlight, featuring a patio, extensive lawn, raised planting beds, a decked seating area and a timber shed. The generous plot also offers excellent potential to extend, subject to the necessary planning permissions, as several neighbouring properties have done.

Hoole continues to be one of Chester's most desirable locations, offering an excellent selection of independent cafés, shops and everyday amenities, together with well regarded schools, nearby parks and convenient access into Chester city centre and the wider road network.







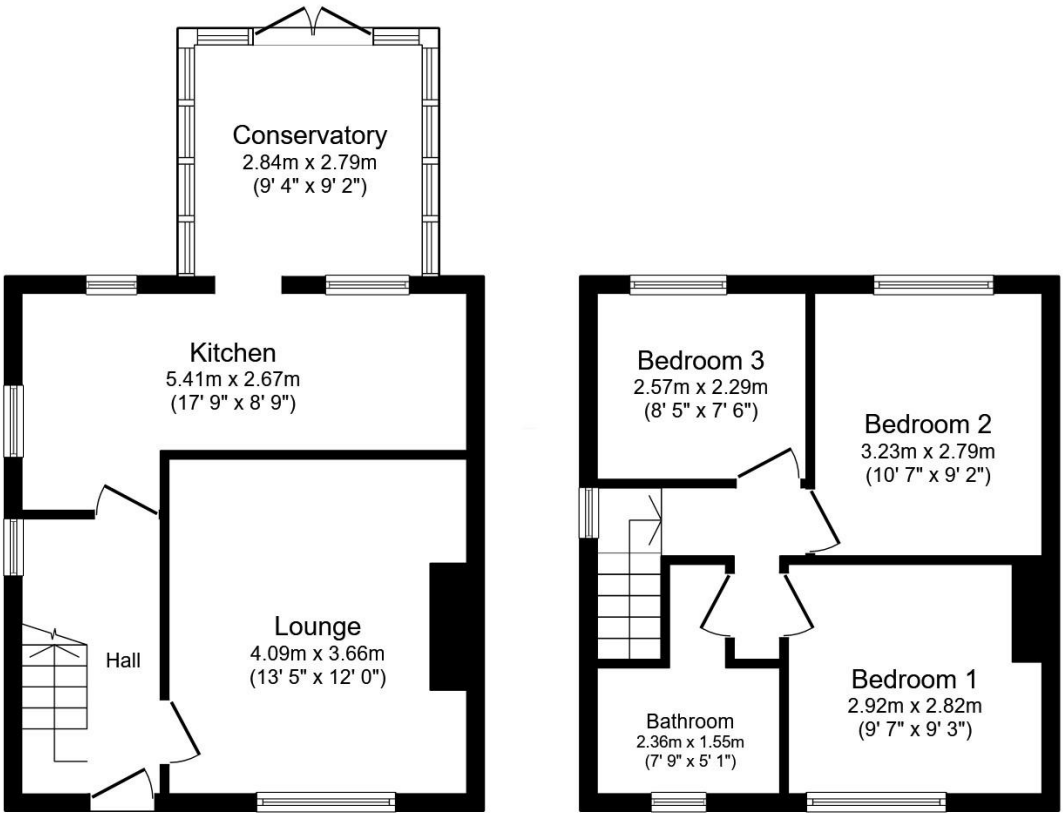



AARON JONES'S COMMENTS

AARON JONES
ASSISTANT SALES

"The length of the garden really sets this home apart, offering fantastic outdoor space together with plenty of potential for its next owners to make the property their own. "

FLOORPLAN



Ground Floor

First Floor

Total floor area: 75.6 sq.m. (814 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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