



Oaklea Avenue

Hoole,
Chester, Cheshire CH2 3RF

£525,000

*** DETACHED HOUSE * DESIRABLE LOCATION * RECENTLY IMPROVED AND EXTENDED * HOST OF ORIGINAL FEATURES.** A character four bedroom detached house located along a desirable road in one of Chester's most prestigious locations. The accommodation, which is finished throughout to a very high standard, briefly comprises; reception hallway. opening through to a large kitchen/dining/family room with bi-folding doors onto the rear garden, living room, sitting room, downstairs WC, utility room, landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with feature bay window, bedroom three, bedroom four and family bathroom with separate WC. Externally there is a walled front garden with gravelled driveway providing an 'in and out' drive. To the rear the garden has been beautifully landscaped for ease of maintenance with artificial lawn, paved patio area and raised seating area, fully enclosed by fencing with raised stocked borders full of bamboo and flower beds. Viewing is highly recommended.

LOCATION

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

The property is also extremely convenient for access to the national motorway network via the M53, providing easy access to Manchester, Liverpool and North Wales. The city centre is within walking distance, as is the mainline railway station. Chester's main railway station has regular train services and a 2 hour intercity service to London Euston.

The detailed accommodation comprises:

HALLWAY

4.93m x 1.98m (16'2" x 6'6")

Original front door with leaded glass and silver door furniture, ceiling light point, radiator, tiled floor with underfloor heating, cupboard housing electrical consumer board and gas meter, wall mounted Drayton thermostat, opening through to the Kitchen/Dining Family Room. Doors though to the Living Room, Sitting Room and staircase rising to the first floor.

KITCHEN/DINING/FAMILY ROOM

9.55m x 5.05m maximum (31'4" x 16'7" maximum)

A large open-plan room incorporating a fitted Breakfast Kitchen, Dining Area and Family Room. With bi-folding doors onto the landscaped rear garden and two further doors accessing the rear garden, three Velux windows, recessed ceiling light point, wall lights, floor tiles with underfloor heating, wall mounted electric Velux window controls, wall mounted Solfex underfloor heating controls.



KITCHEN

Fitted with an extensive range of matt base and wall units incorporating; pan drawers, utensil drawers, pull out pantry with drawers and storage cupboards with quartz worktops and matching up-stands. Inset 1½ bowl stainless steel sink with quartz routed drainer and chrome mixer tap. Integrated tall AEG fridge, a further low level fridge and low level freezer, integrated dishwasher and two AEG Competance oven and grill. A large island with seating for four people with fitted Neff four

ring induction hob with feature Rangemaster extractor fan with spotlights.



FAMILY ROOM

Ceiling light point, continuation of the floor tiles with under floor heating, wall light, aerial with provisions for wall mounted television.



WC

1.30m x 0.99m (4'3" x 3'3")

Wash hand basin with chrome mixer tap and storage cupboards beneath, low level WC with concealed cistern, partially tiled walls, extractor fan, recessed ceiling light and floor tiles with under floor heating.

UTILITY ROOM

2.46m x 2.26m (8'1" x 7'5")

Fitted with a range of wall and base level units with laminated granite effect worktops, inset single bowl stainless steel sink unit and drainer with chrome mixer tap, plumbing and space for washing machine and space for tumble dryer, ceiling light point, radiator, floor tiles with under floor heating, wall mounted Solfex under floor heating control pad. Door through to the Garage Store.

LIVING ROOM

4.78m x 3.38m (15'8" x 11'1")

UPVC double glazed window overlooking the front, radiator and Ceiling light point



SITTING ROOM

4.24m into bay x 3.73m (13'11" into bay x 12'3") UPVC double glazed bay window, ceiling light point, radiator, telephone point, aerial point and original picture rail.



LANDING

Three ceiling light points, picture rail, wall mounted Drayton thermostat. Doors thought to Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom and separate WC.

PRINCIPAL BEDROOM

5.00m x 3.53m (16'5" x 11'7")

A delightful dual aspect room with UPVC double glazed windows overlooking the front and rear, ceiling light point, two radiators and a wall of fully fitted sliding wardrobes incorporating rails and shelves. Door through to the En-suite Shower Room.



EN-SUITE SHOWER ROOM

2.01m x 1.93m (6'7" x 6'4")

A luxuriously appointed three piece suite in white with chrome style fitting comprising; larger than average fully tiled shower enclosure with chrome shower canopy and separate shower, wash hand basin with chrome mixer tap and storage cupboards beneath, low level WC with dual flush, chrome heated ladder style towel rail, recessed ceiling light point, floor tiles, heated wall mounted mirror, fully tiled walls and UPVC double glazed window with obscured glass.



BATHROOM

1.91m x 1.55m (6'3" x 5'1")

A well appointed bathroom in white with chrome style fittings comprising; shaped bath with central mixer tap, shower canopy and separate shower attachment with glazed shower door, wash hand basin with chrome mixer tap and storage cupboards beneath, chrome ladder style heated towel rail, shaver socket, partial wall tiling, floor tiling UPVC double glazed window with obscured glass and door through to an airing cupboard housing a Worcester Greenstar 30 CDI boiler, hot water cylinder with two wall mounted heating and water control pads.

GARAGE STORE

3.53m x 3.05m (11'7" x 10')

Strip light and power points and door opening onto the gravelled driveway.

AGENT'S NOTES

- * Please note all dimensions and floor plans are approximate and should be used for guidance only.
- * Council Tax Band F - Cheshire West and Chester.
- * Tenure - understood to be Freehold. Purchasers should verify this though their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The present owners have undertaken a comprehensive scheme of work to include; an extension to the ground floor, full re-wiring, fully re-plumbed, partial new windows, new kitchen, new bathrooms, new boiler, new flooring throughout.

BEDROOM TWO

4.01m into bay x 3.78m (13'2" into bay x 12'5")

UPVC double glazed bay window, ceiling light point, radiator and original picture rail.



SEPARATE WC

1.40m x 0.74m (4'7" x 2'5")

UPVC double glazed window with obscure glass, wall mounted wash hand basin with chrome mixer tap, low level WC with dual flush, extractor fan, partial wall tiling, floor tiles and recessed ceiling light points.

DIRECTIONS

From the agent's office proceed to the Grosvenor Roundabout and bear right onto Nicholas Street. Continue along the dual carriageway and at the Fountains Roundabout proceed straight across passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over the Hoole Bridge and along the Hoole Road. The take the fourth turning left into Newton Lane and the second turning right into Elmwood Avenue. After a short distance turn right into Oaklea Avenue and the property will be found after a short distance on the left hand side.

BEDROOM THREE

2.95m x 2.95m (9'8" x 9'8")

UPVC double glazed window overlooking the front and side, radiator, ceiling light point, picture rail, built-in wardrobes incorporating rails and shelves.



OUTSIDE

The property is located along Oaklea Avenue which is a popular road in the popular suburb of Hoole. To the front there is an 'in and out' gravel driveway with space for three cars, double opening gates to the left hand side of the property provides access to the rear garden. The rear garden has been beautifully landscaped for ease of maintenance with artificial lawn, raised borders with bamboo, raised seating area and paved patio area and is fully enclosed by fencing.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

AWARD WINNING AGENT



BEDROOM FOUR

3.23m x 2.77m (10'7" x 9'1")

UPVC double glazed window overlooking the garden and UPVC double glazed window overlooking the side with obscured glass, ceiling light point, radiator, built-in wardrobes incorporating shelving.



PS/CC



Total area: approx. 188.3 sq. metres (2026.8 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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