



Phillip Street
HOOLE, CHESTER

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A charming two-bedroom terraced home in Hoole, offering open-plan living, modern amenities and a private patio- perfect for first time buyers or investors seeking a vibrant and well connected location.



FEATURES

- Two double bedrooms
- Private patio garden
- Popular Hoole location
- Within walking distance to Chester
- 10 minute walk to Chester train station
- Close to all local amenities
- Ideal for investors or first time purchasers

DESCRIPTION

Nestled in the highly sought-after suburb of Hoole, this delightful mid-terrace home offers the perfect blend of character, convenience, and contemporary living. Within easy walking distance of Hoole's local amenities and Chester Train Station, this property is ideal for first-time buyers or investors looking for a vibrant and well-connected location.

The property enjoys an open-plan living/dining room featuring two charming feature fireplaces and useful downstairs storage. The living/dining room leads into a well-equipped kitchen complete with an oven, four-ring hob, extractor fan, sink, and a cozy breakfast bar—perfect for casual dining.

Upstairs, there are two well proportioned double bedrooms, both benefiting from fitted wardrobes for excellent storage solutions. There is a fully tiled, contemporary bathroom, featuring a bath with shower over, W.C., washbasin, and an overhead skylight.

Externally, the property benefits from a private, low-maintenance paved patio garden—an ideal spot for entertaining friends or enjoying a peaceful evening. A garden shed adds extra storage convenience. There is on street parking at the front of the property.

Currently operating as an Airbnb, this property presents an exciting investment opportunity, while also serving as a fantastic option for buyers looking to immerse themselves in Hoole's lively and welcoming community.



SITUATION

Hoole is one of Chester's most sought-after suburbs, known for its vibrant community, excellent amenities, and convenient location. Just a short walk from Chester city centre and recently recognised by 'The Times' as one of the coolest places to live in the UK, Hoole combines a trendy yet welcoming ambiance.

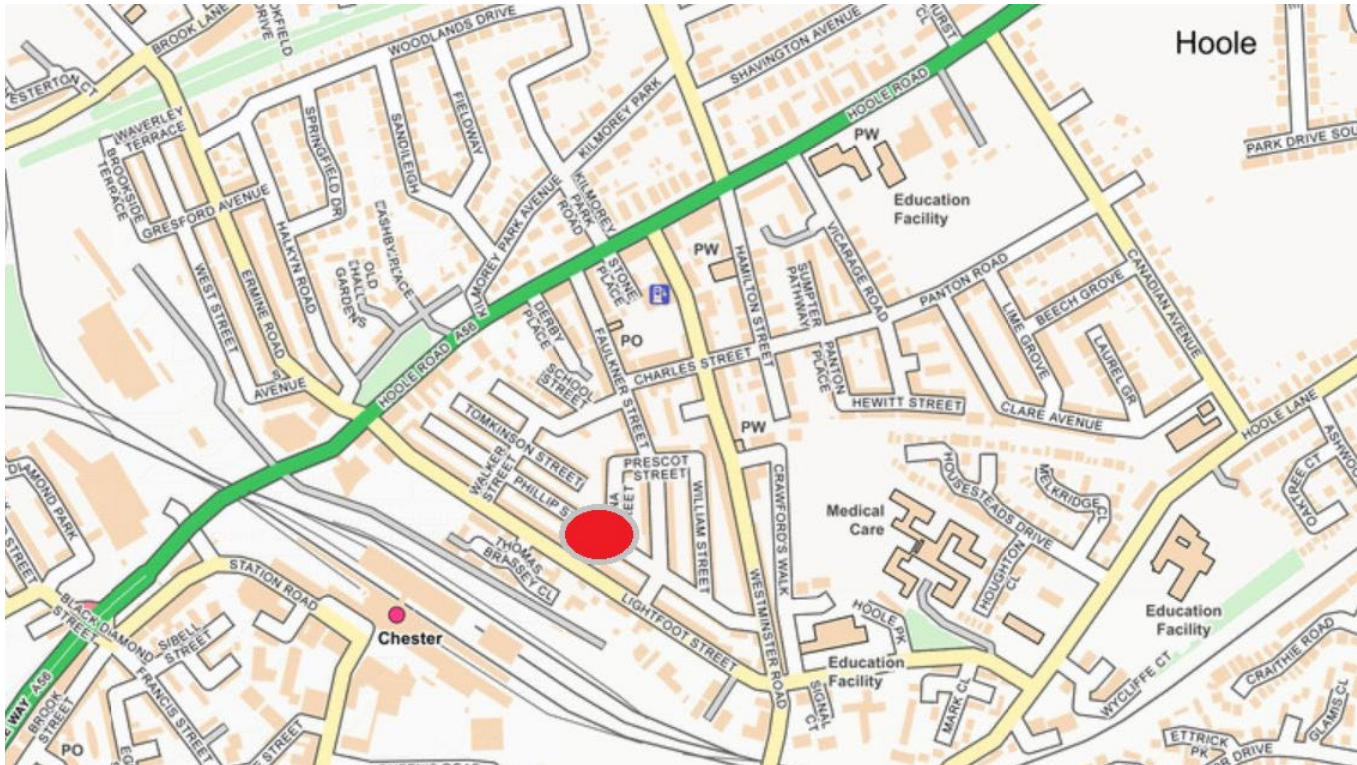
The area boasts a thriving high street with independent shops, award-winning restaurants, cozy cafés, and lively pubs, making it a hub for social activity. Faulkner Street and Charles Street are particularly popular, offering everything from artisan bakeries to boutique stores.

For commuters, Hoole is ideally positioned. Chester Train Station is within easy reach, providing direct links to Liverpool, Manchester, and London. The property is also well located for access to Chester Business Park, The University of Chester and other key employment centres. The nearby M53 motorway ensures quick access to the wider Cheshire and North West region.

Green spaces such as Alexandra Park and Coronation Recreation Ground provide a peaceful retreat and are inviting locations for walkers and runners featuring tennis courts and a bowling green.

With its strong sense of community, excellent transport links, and a buzzing local scene, Hoole remains one of Chester's most desirable places to live.





TENURE

Freehold

COUNCIL TAX

Band B

METHOD OF SALE

Private treaty

SERVICES

All mains services

VIEWINGS

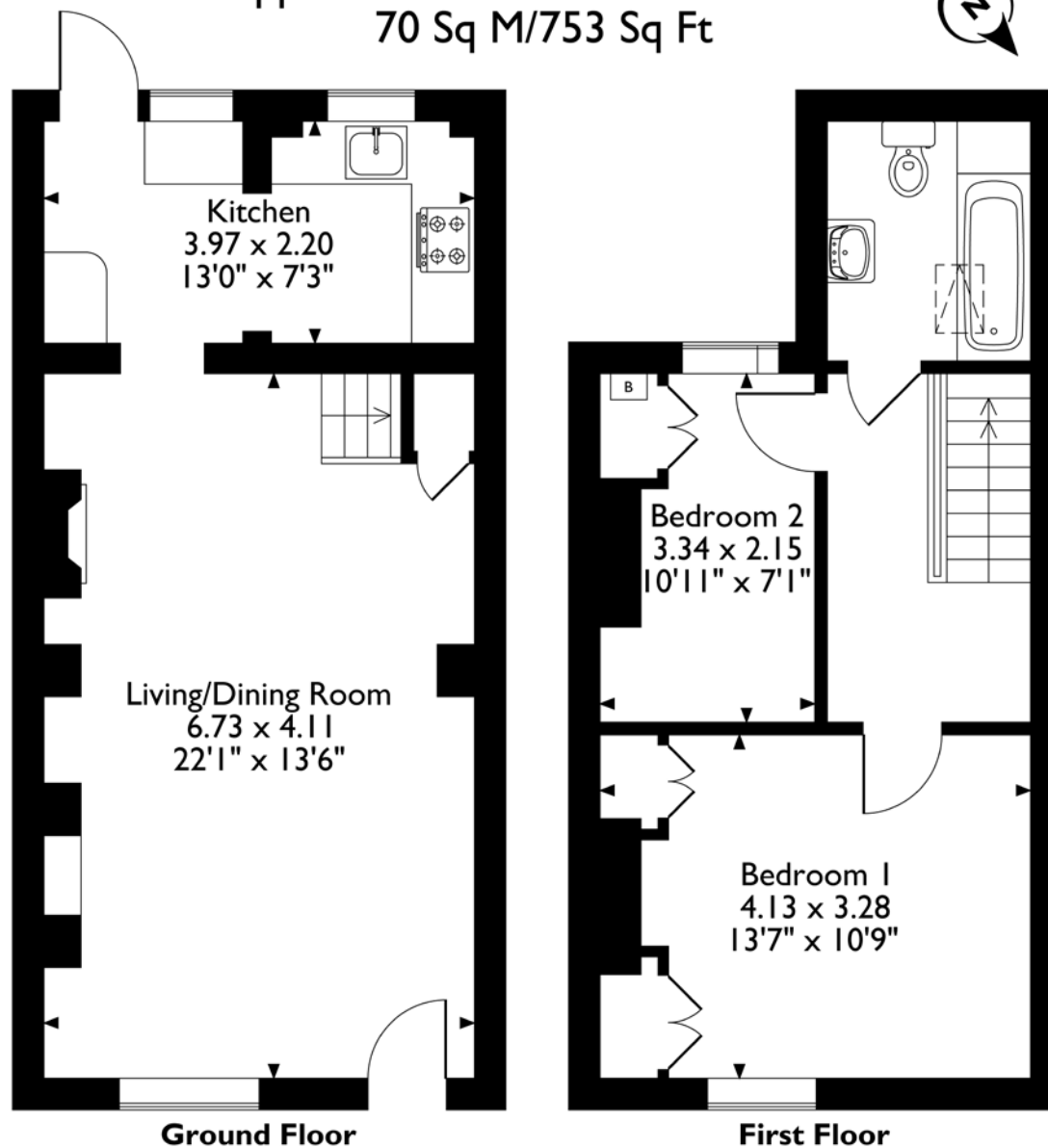
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Approximate Gross Internal Area
70 Sq M/753 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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