



Hoole Gardens
HOOLE, CHESTER

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An attractive semi-detached home offering generous open-plan living, perfectly positioned within easy reach of Hoole's vibrant amenities and just a short walk from Chester city centre and the train station.



FEATURES

- Two double bedrooms
- Front and rear gardens
- Private drive and off road parking
- Walking distance to Hoole and Chester
- Close to local amenities
- Open plan living/ dining room
- Garage

DESCRIPTION

Occupying a prime position within the quiet cul-de-sac of Hoole Gardens, this attractive home offers excellent kerb appeal with a lawned front garden, private driveway parking for up to three cars and a single garage.

Inside, the property opens with an entrance porch leading into a beautifully presented open-plan living and dining room. This versatile space is ideal for modern living, incorporating stylish wooden flooring and a feature fireplace with electric fire. The room benefits from a practical open-plan connection to the staircase and entry points, making it both functional and inviting. There is a useful downstairs storage cupboard.

The kitchen sits to the rear and is fitted with maple base and wall units, work surfaces, an integrated electric oven, gas hob, extractor fan, and plumbing for a washing machine and fridge-freezer. There is ample space for a kitchen table and chairs. The combination gas boiler is also located in the kitchen. A rear door provides direct access to the garden.

Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom. The bathroom is finished with elegant grey marble-effect tiling and includes a modern white suite comprising a paneled bath with overhead shower and a wall-mounted wash basin.

Externally, the delightful rear garden provides a private and low-maintenance outdoor retreat. It features a neat lawn, gravel pathway, and a dedicated seating area, perfect for barbecues and outdoor entertaining. The garage can also be accessed via a separate side door.



SITUATION

Hoole Gardens is a highly sought-after residential cul-de-sac, perfectly positioned just a short stroll from the vibrant heart of Hoole. This ever-popular suburb is celebrated for its distinctive, community-driven character and its exceptional array of independent boutiques, artisan cafés, award-winning restaurants and stylish bars. Recently recognised by 'The Times' as one of the coolest places to live in the UK, Hoole blends a trendy, contemporary feel with a welcoming atmosphere.

The area is ideal for families and professionals alike, with Lime Wood Park, Alexandra Park, and several well-regarded primary schools and nurseries all close by. Chester's historic city centre is within easy walking distance, offering a rich blend of shopping, dining, and cultural experiences. From the iconic Chester Rows and Roman architecture to scenic riverside walks along the River Dee, the city presents a perfect mix of heritage and modern convenience.

Further amenities lie beyond the city centre, including a range of out-of-town retail parks and the ever-popular Cheshire Oaks Designer Outlet. Transport links are excellent, with quick access to the M53 and A55 for convenient travel to Liverpool, Manchester, Warrington, and North Wales. Chester railway station is also within walking distance, offering direct routes to London, and both Manchester and Liverpool airports can be reached in around 45 minutes by car, making this location as practical as it is desirable.





TENURE

Freehold

COUNCIL TAX

Band C

METHOD OF SALE

Private treaty

SERVICES

All mains services

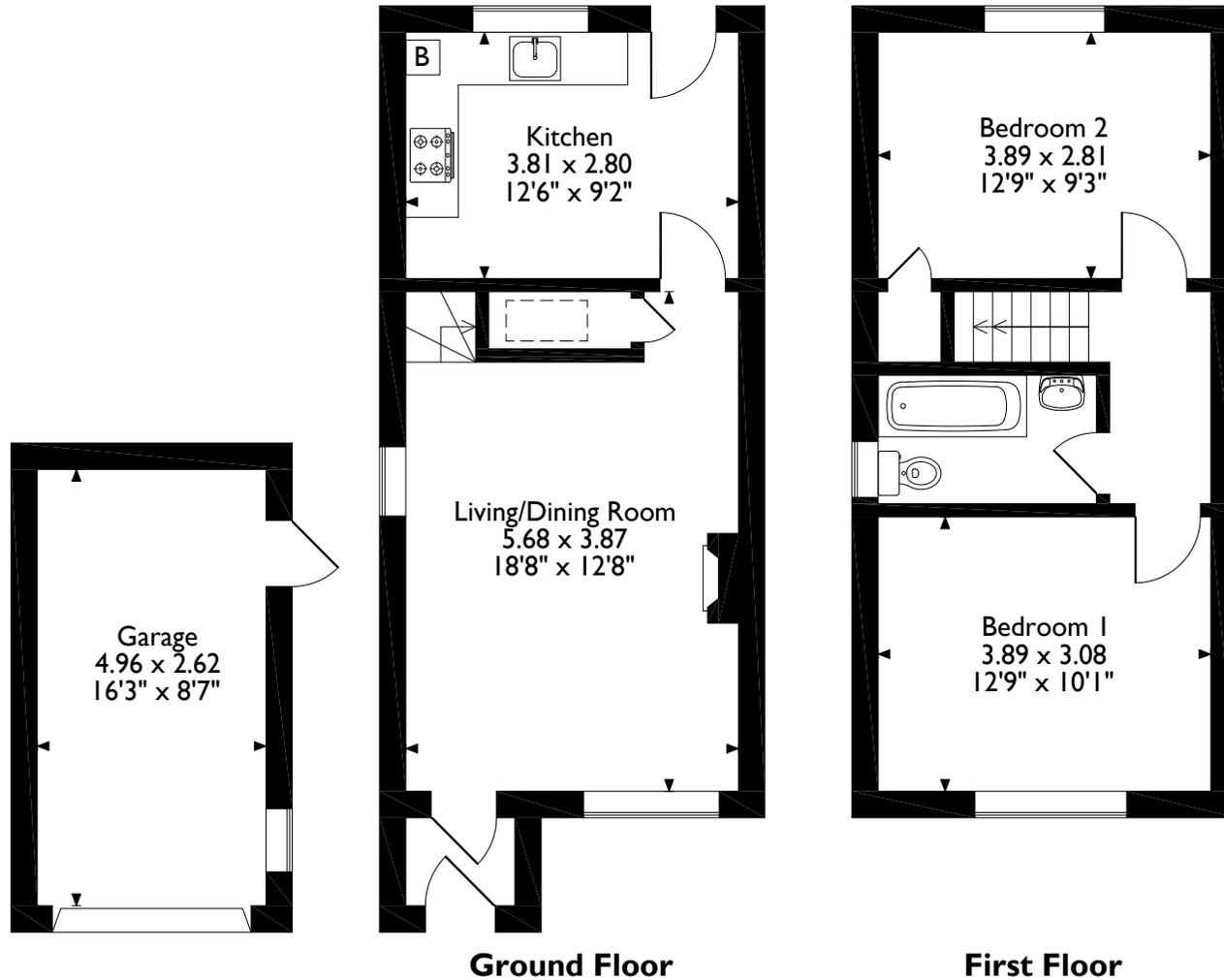
VIEWINGS

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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

8, Hoole Gardens, Chester
Approximate Gross Internal Area
Main House = 68 Sq M/732 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 81 Sq M/872 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.

In accordance with Section 21 of the Estate Agency Act 1979, we declare that the property owner is a connected person to Legat Owen.

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