



10G Alder Grove
HOOLE, CHESTER

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This beautifully appointed three bedroom semi-detached home, built in 2022, offers contemporary comfort and style in a sought after location in Hoole and within walking distance to Chester.



FEATURES

- Three bedrooms
- Good sized rear garden and patio
- Private drive and off-road parking
- Walking distance to Chester
- EV Charger and solar panels
- Freehold
- EPC rating B

DESCRIPTION

Built in 2022 as part of an exclusive development of just seven homes, Alder Grove offers a fantastic opportunity for first-time buyers, families, or investors seeking a stylish and modern property in a highly desirable location.

To the front, the property benefits from a generous private driveway providing ample off-road parking and EV charging point. A side access path leads through to the excellent rear garden, a superb outdoor space, mainly laid to lawn, with a sizeable patio area perfect for outdoor dining, along with a useful external store.

Inside you are greeted by a welcoming entrance hall giving access to a ground-floor WC, an understairs storage cupboard, a well-proportioned living room, and the standout feature of the home - the impressive open-plan kitchen/dining room. This contemporary space is both stylish and highly functional, offering the perfect setting for everyday living and entertaining. The kitchen boasts sleek high-gloss cabinetry, integrated appliances, a built-in oven and hob and a generous breakfast bar that doubles as additional workspace and casual dining area. Light oak-effect flooring flows throughout, while UPVC French doors open directly onto the rear patio and garden, flooding the space with natural light.

To the first floor, the landing leads to three well-sized double bedrooms and a modern family bathroom. The principal bedroom further benefits from its own private ensuite shower room.



SITUATION

Alder Grove enjoys a highly sought-after residential setting, with the added convenience of a Post Office and local convenience store situated just at the end of the street.

The property is located within walking distance to the vibrant suburb of Hoole. Known for its strong community feel and outstanding range of independent shops, restaurants, bars, and local amenities, Hoole has recently been highlighted by The Times as one of the 'coolest places' to live in the UK. Nearby green spaces such as Lime Wood Park and Alexandra Park, along with several primary schools and nurseries, add to the area's family appeal.

Chester's historic city centre is also within easy walking distance, offering an excellent mix of retail, dining, and cultural attractions. Further afield, a selection of out-of-town retail destinations, including Cheshire Oaks, provides additional convenience.

The property benefits from strong transport links, with quick access to the M53 and A55 for travel to Warrington, Liverpool, Manchester, and North Wales. Chester railway station is within walking distance, offering direct services to London, while Manchester and Liverpool airports are reachable in around 45 minutes by car.





TENURE

Freehold

COUNCIL TAX

Band C

METHOD OF SALE

Private treaty

SERVICES

All mains services. EV charger and solar panels.

VIEWINGS

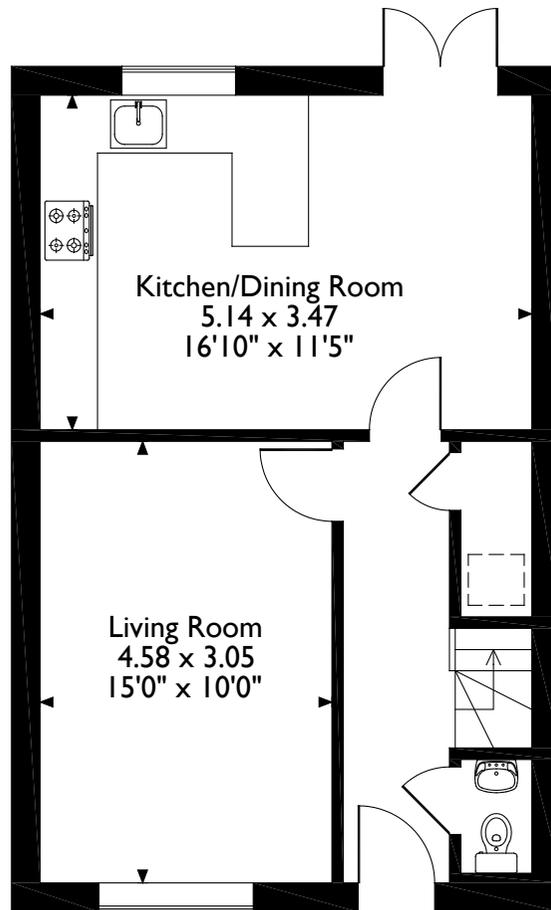
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



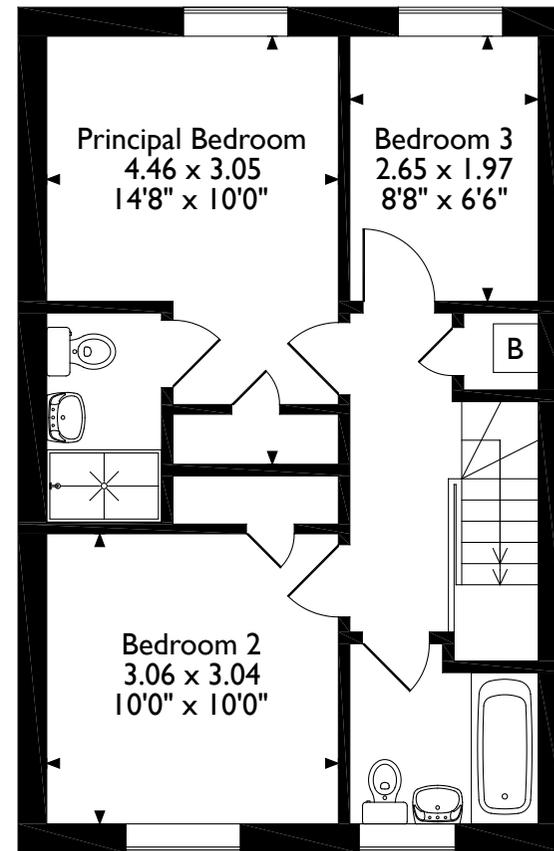
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

10G, Alder Grove, Hoole, Chester Approximate Gross Internal Area 84 Sq M/904 Sq Ft



Ground Floor



First Floor

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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