



## HAMILTON STREET, HOOLE, CHESTER

A rare opportunity to acquire an exceptional four bedroom period home in Hoole, set in one of the area's most sought after locations. Blending original character with contemporary open plan living, it boasts elegant reception rooms, stylish kitchen & beautifully landscaped garden. Driveway Parking.

**£795,000** Freehold | Exceptional Period Home In Central Hoole With Large Garden



FEARNALLS  
The Chester Estate Agents





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You can initially view this property from the comfort of your own home using our 3D Tour facility. Simply click on the 'virtual tour' tab and you will be taken to the property where you can wander around at your leisure. If you like what you see, why not contact us, and book a viewing at a time which suits.

This exceptional four-bedroom period home is situated in one of Hoole's most sought-after locations, offering the perfect blend of original character and contemporary open-plan living. Retaining an array of charming period features including decorative corning, feature fireplaces, and feature windows, this beautifully presented property has been thoughtfully updated to suit modern family life.

The ground floor boasts a number of elegant reception rooms, ideal for relaxing or entertaining, while the stylish open-plan kitchen and dining area creates a fantastic focal point and aspect to the garden. There is also a useful downstairs shower room and utility space adding extra convenience. Another feature of the property is the fully usable cellar providing additional space for storage or potential conversion.

At first floor level there are four well proportioned bedrooms which offer flexible accommodation, with plenty of natural light and character throughout. The family bathroom is well appointed and in keeping with the property's classic style.

Outside, the beautifully landscaped rear garden is larger than average for this area, offering plenty of privacy with a mature lawn, established borders, and a seating area, perfect for outdoor dining and entertaining. There is a charming summer house which adds further versatility to the outside space. Additionally, the property benefits from a driveway at the front, a rare and highly desirable feature in this prominent Central Hoole location.

Located just a short stroll from Hoole's award winning independent shops, cafés, and restaurants and with excellent transport links nearby, this is a rare opportunity to acquire a stunning family home in a prime suburban location.

Hoole is a vibrant suburb of Chester and renowned for its abundance of award-winning independent shops, cafes and restaurants. With a village-like atmosphere, it offers unique boutiques and a diverse dining scene, from trendy bistros to cozy cafes, all celebrated for their quality and creativity. Hoole is also ideally located, just a short distance from Chester Railway Station and the motorway network, making it easy to travel both locally and further afield. The area boasts a number of green spaces including Alexandra Park and the Millennium Greenway, offering the perfect blend of local charm, convenience, and a thriving local community.

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains





Water supply: Mains  
Sewerage: Mains  
Restrictions: Conservation area

- Exceptional Period Building In Sought After Location
- Prime Position In Central Hoole
- Abundance of Character & Features
- Four Bedrooms & Two Bath/Shower Rooms
- Driveway Parking

- Open Plan Family Living Space
- Adaptable Living Accommodation Over Two Floors
- Useable Cellar With Power & Light
- Beautifully Landscaped Garden
- Walking Distance to Hoole High Street, Station & City Centre

**Hall** w: 9' 7" x l: 5' 10"

Measurements are maximum

**Sitting Room** w: 14' 3" x l: 10' 9"

Measurements into bay window

**Study** w: 10' 11" x l: 11' 11"

**Inner Hallway** w: 4' 11" x l: 7' 6"

**Snug** w: 13' x l: 10' 9"

**Kitchen** w: 12' 11" x l: 13'

**Open Plan Living Room & Dining Area** w: 9' 5" x l: 16' 1"

**Utility** w: 4' 5" x l: 5' 5"

**Shower Room** w: 4' 5" x l: 5' 5"

**Cellar** w: 14' 4" x l: 12' 11"

Measurements are maximum. Restricted headroom.

#### FIRST FLOOR:

**Bedroom One** w: 14' 4" x l: 10' 10"

**Bedroom Two** w: 8' 8" x l: 11' 11"

**Bedroom Three** w: 9' 6" x l: 10' 11"

**Bedroom Four** w: 13' x l: 8'

**Bathroom** w: 8' 11" x l: 6' 2"

Measurements are maximum

**Landing** w: 5' 5" x l: 11' 10"

Measurements are maximum

**Rear Hall** w: 3' 1" x l: 10' 10"

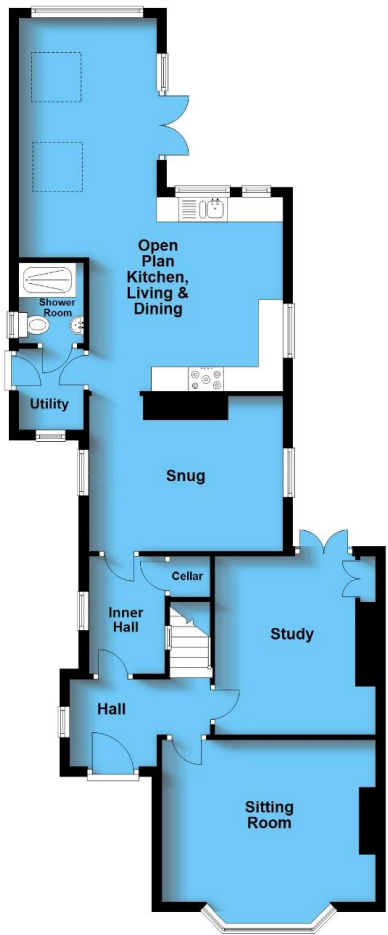
Rear Landing

#### Council Tax Band

Using Gov.uk online information we are advised that the council tax band is: E

Stamp Duty Land Tax

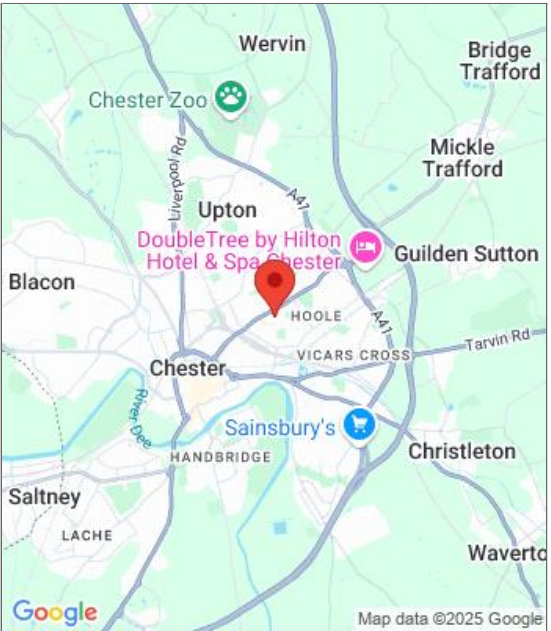
Ground Floor



First Floor



Total area: approx. 139.9 sq. metres (1505.9 sq. feet)  
Floor plans are for illustration purposes only, not to scale. Gross floor area is approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
Very energy efficient - lower running costs		Potential
A	79	
B		
C		
D		
E	55	
F		
G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		

Viewing by appointment only  
Chester Estate Agents T/a Fearnalls  
First Floor, 24a Charles Street, Chester, Cheshire CH2 3AZ  
Tel: 01244 340 402 Email: [info@fearnalls.co.uk](mailto:info@fearnalls.co.uk) Website: [www.fearnalls.co.uk](http://www.fearnalls.co.uk)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.