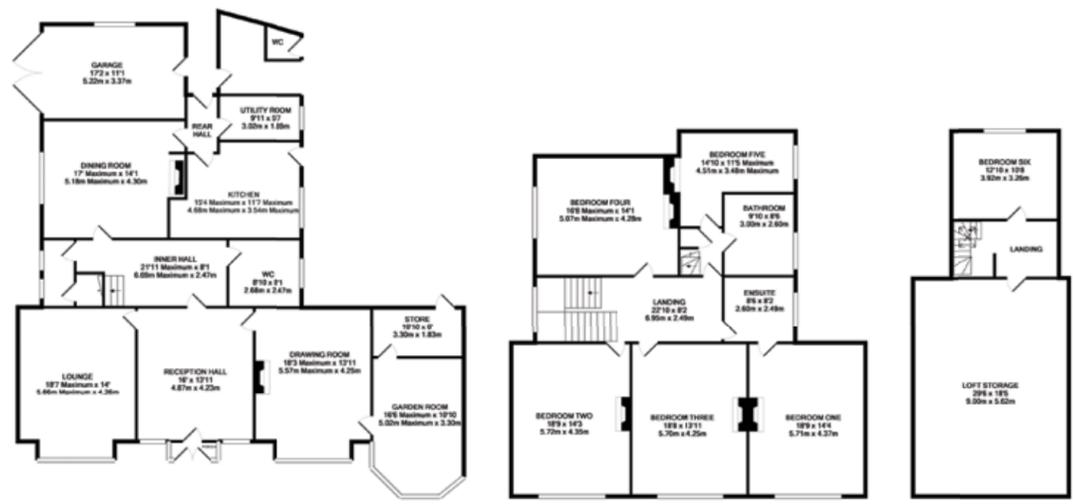




Hoole



£725,000



Positioned within walking distance of a wide range of amenities and easy access to the city centre, an outstanding detached Victorian residence in need of modernisation with many original period features and extensive accommodation over three floors. Mature private walled gardens, driveway providing off road parking and garage.



TARPORLEY
56b High Street, Tarporley
Cheshire CW6 0AG
01829 730 021
tarporley@hinchliffeholmes.co.uk

NORTHWICH
28 High Street, Northwich
Cheshire CW9 5BJ
01606 330 303
northwich@hinchliffeholmes.co.uk



www.hinchliffeholmes.co.uk

Floor Plans
(Not to scale)

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



Spring Lodge

Flookersbrook, Hoole CH2 3AF

5 Reception Rooms

6 Bedrooms

2 Bathrooms

Positioned within walking distance of a wide range of amenities and easy access to the city centre, an outstanding detached Victorian residence in need of modernisation with many original period features and extensive accommodation over three floors. Mature private walled gardens, driveway providing off road parking and garage.

LOCATION

Hoole has rapidly become the place to live. Boasting a thriving High Street, plentiful green spaces and some excellent independent shops including a delicatessen, fishmonger, butcher, greengrocer, florists, boutiques, gift shops, coffee shops and some superb restaurants and bars including the award winning Sticky Walnut. There is also a bank, a pharmacy, post office and a supermarket.

The close by Cathedral city of Chester is a thriving and historic city offering an excellent range of retail, leisure, commercial services and a flourishing restaurant and cafe scene and the new Story House theatre. It is also home to a range of primary and secondary state and independent schools including the well reputed Kings and Queens, Chester. Home to one of the oldest race courses in the country, which provides an extensive programme of horse racing and other events including polo, there is a variety of other leisure amenities, including first-class golfing, tennis and other recreational sports. Opportunities for walking, boating and picnicking are immediately to hand. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. A direct and frequent rail service to London Euston takes about 2 hours.

DIRECTIONS

Proceed out of Chester in the direction of Hoole passing over the railway lines. On entering the village turn left opposite the Shell petrol station and next left onto Flookersbrook. The property will be found at the end of the no-through road.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Entrance Porch

Beautiful stained-glass windows and tiled floor.

Door into:-

Reception Hall 4.88m (16') x 4.24m (13'11")

Half panelled walls, deep coving to ceiling, large feature period open fireplace with timber display surround and inset mirror, radiators, windows to front and Oak block flooring.



Lounge 5.66m (18'7") Max x 4.27m (14')

Wood block flooring, picture rail, dado rail, deep skirting, radiator, window to front, ornate period feature ceiling and large feature period open fireplace with timber display surround, tiled hearth and inset mirror.

Drawing Room 5.56m (18'3") Max x 4.24m (13'11")

Large windows to front, radiator, picture rail, deep coving to ceiling, large ornate feature period open fire with tiled mantel, wall lights and Oak block flooring.

Door leading to:-

Garden Room 5.03m (16'6") Max x 3.3m (10'10")

Windows to front and radiator and door leading to:-

Store 3.3m (10'10") x 1.83m (6')

Door leading to rear walled courtyard.

Inner Hall 6.68m (21'11") Max x 2.46m (8'1")

Accessed via Reception Hall.

Stairs to First Floor, radiator and door leading to half-cellar with two stained-glass windows to side, tiled floor and further storage.

Separate WC 2.69m (8'10") x 2.46m (8'1")

Window to side, low level WC, wash hand basin and shelving, radiator and built-in cupboards.

Dining Room 5.18m (17') Max x 4.29m (14'1")

Accessed via Inner Hall.

Beautiful stained-glass windows to side, radiator, deep skirting, log burner with cast iron surround and tiled hearth and original bell system for all rooms.

Rear Hall

Door to rear.

Kitchen 4.67m (15'4") Max x 3.53m (11'7") Max

Tiled floor, door to inner courtyard, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over, stainless steel sink with mixer tap, wall mounted Worcester boiler, radiator, space for cooker and plumbing for washing machine.

Utility Room 3.02m (9'11") x 1.7m (5'7")

Shelving and sash window to side.

FIRST FLOOR

Landing 6.96m (22'10") x 2.49m (8'2")

Large outstanding stained-glass feature window to the side, coving to ceiling and radiator.

Bedroom One 5.72m (18'9") x 4.37m (14'4")

Accessed via En-suite Bathroom.

Window to front, radiator, cast iron fireplace with tiled hearth and cast-iron surround, picture rail, coving to ceiling and fitted wardrobes offering hanging space and shelving.

En-suite Bathroom 2.59m (8'6") x 2.49m (8'2")

Sash window to side, low level WC, radiator with towel rail over, bath and vanity unit with sink and mirror over.

Bedroom Two 5.72m (18'9") x 4.34m (14'3")

Window to front, radiator, feature cast iron fireplace with tiled hearth and wooden surround and mantel over, picture rail, coving to ceiling and pedestal wash basin.



Bedroom Three 5.69m (18'8") x 4.24m (13'11")

Radiator, window to front, feature cast iron fireplace with tiled hearth and cast-iron surround and mantel over, picture rail, coving to ceiling and pedestal wash basin.

Bedroom Four 5.08m (16'8") Max x 4.29m (14'1")

Window to side, radiator, cast iron fireplace with tiled hearth and cast-iron surround and pedestal wash basin.

Inner Landing

Stairs to Second Floor.

Bedroom Five 4.52m (14'10") x 3.48m (11'5") Max

Window to side, radiator and cast iron fireplace with cast iron surround.

Family Bathroom 3m (9'10") x 2.59m (8'6")

Sash window to side, low level WC, vanity unit with inset sink, tiled splashback and wall mounted mirror, separate shower cubicle with fully tiled shower splashback and electric shower, bath, radiator and heated towel rail.

SECOND FLOOR

Landing 3.92m (12'10") x 2.13m (7')

Skylight.

Bedroom Six 3.91m (12'10") x 3.25m (10'8")

Radiator and window to side.

Loft Storage 8.99m (29'6") x 5.61m (18'5")

OUTSIDE

Gardens

The garden is mainly laid to lawn with well-established borders containing shrubs and mature trees. There is a path around the property leading to the Garden Room and a double gate to the other side leads to the Garage. The path leads all the way around the property to the Inner Courtyard and a further door leads to the rear of the Garage. The path has some lovely feature herringbone brick pattern in places.

There are walls to the boundaries creating privacy and a small potting shed is located within the Inner Courtyard with a small brick outhouse and outside WC. There are borders to the edge of the courtyard setting.

A single pillared gateway with a path leads to the front door and a sandstone wall and fenced boundary to the front creates privacy.

Double gates open onto the driveway which provides off-road parking.

Outside WC 1.3m (4'3") x 1.3m (4'3")

Low level WC.

Garage 5.23m (17'2") x 3.38m (11'1")

Double doors to front and window to rear.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (Not Tested)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band G.

POSTCODE

CH2 3AF

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.