



**Springfield Drive**

, Hoole, Chester, Cheshire, CH2 3QG

**Rental £1,700 Monthly**  
**3 Bedroom Semi Detached House**  
**Available 25 September 2024**

- \* Unfurnished
- \* Three Bedrooms
- \* Three reception rooms
- \* Garden to rear

- \* Driveway parking
- \* Within walking distance of local amenities
- \* Well presented
- \* Unfurnished

- \* Shower Room
- \* Bathroom
- \* EPC RATING C
- \* Council Tax Band C

## Situation

This extended semi-detached house offers high quality accommodation in the sought after Chester Suburb of Hoole. The property comprises of entrance hall with wood block flooring, sitting room to the front elevation, living room with double opening doors onto the light and airy rear reception room, which is open to the kitchen. The kitchen has a range of high quality base and wall units with integrated fridge/freezer, dishwasher and wine cooler. There is a shower room and utility room off the hallway and stairs lead up to the first floor landing area providing access to the three bedrooms and beautifully presented bathroom. Driveway parking to the front of the property and good sized garden to the rear. Gas central heating. Double glazed windows. Unfurnished. Council Tax Band C (£1,994.36 per annum 2024/25). EPC Rating C. Available 25th September 2024. For information relating to the mobile and broadband services, please refer to the Ofcom website.

Often referred to as 'Notting Hoole', this suburb of Chester has it's own shopping area with the likes of Sainsburys Local, Costa and lots of independent shops, bars and restaurants right on your doorstep, such as 'The Faulkner', 'The Suburbs' and 'Sticky Walnut' to name a few. Hoole Alexandra Park is located just off Canadian Avenue, which has a bowling green club, tennis courts, tree lined walk ways with plenty of benches and a children's park area.

Hoole Road provides easy access to the M53, which in turn provides access to all the major road and motorway networks.

## Accommodation

**Bathroom**

**Bedroom One**

**Bedroom Three**

**Bedroom Two**

**Entrance Hall**

**Ground Floor Shower Room**

**Kitchen**

**Landing**

**Living Room**

**Rear reception room**

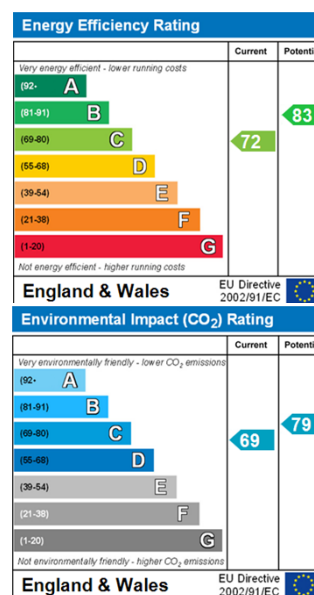
**Sitting Room**

## Directions

From Hoole Road, proceed down Ermine Road and take the second right hand turn into Woodland Drive. Take the second turning on the right into Springfield Drive, where the property will be seen on the right hand side.

## Further Information

The deposit required is £1,961



All measurements are approximate.