



## Ermine Road

, Hoole, Chester, Cheshire, CH2 3PL

**Rental £1,300 Monthly**  
**3 Bedroom Terraced House**  
**Available 19 September 2025**

Chester, 2 Hilliards Court, Chester Business Park, Chester, , CH4 9PX

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Opening Times: Mon 08.30 - 18.00 | Tue 08.30 - 18.00 | Wed 08.30 - 18.00 | Thurs 08.30 - 18.00 | Fri 08.30 - 17.00 | Sat 09.00 - 13.00 | Sun Closed

- \* Unfurnished
- \* Recently renovated throughout
- \* Three Bedrooms
- \* Two Reception Rooms

- \* Downstairs WC/Utility Room
- \* Courtyard to rear
- \* Council Tax Band B
- \* EPC RATING D

- \* Unfurnished
- \* Available Early February 2025

### Situation

This three bedroom terraced house is not only located in Hoole but has also been renovated to provide high standard accommodation. That's right - new kitchen, new shower room, freshly painted and partly newly carpeted! The accommodation comprises of entrance hall, living room with bay window to front, dining room leading into the kitchen with understairs cupboard and downstairs wc/cloakroom towards the rear exit door. Upstairs there are three good sized bedrooms and a shower room. Courtyard to rear. Council Tax Band B (£1576.67per annum). EPC Rating D. Available end of September. Unfurnished.

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 lodge bar' 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 Childrens park area.

### Accommodation

#### Bedroom One

4.56m ( 15'0") x 3.68m ( 12'1")

#### Bedroom Three

2.79m ( 9'2") x 2.57m ( 8'6")

#### Bedroom Two

2.98m ( 9'10") x 3.87m ( 12'9")

#### Dining Room

3.48m ( 11'6") x 3.88m ( 12'9")

#### Hall

0.98m ( 3'3") x 4.32m ( 14'3")

#### Kitchen

2.70m ( 8'11") x 2.05m ( 6'9")

#### Living Room

3.43m ( 11'4") x 4.34m ( 14'3")

Maximum measurements into recess and bay window

#### Shower Room

1.08m ( 3'7") x 1.58m ( 5'3")

#### Utility Room / WC

1.75m ( 5'9") x 1.81m ( 6'0")

All measurements are approximate.

### Directions

From Chester City Centre, proceed over Hoole Way bridge and take the first left onto Ermine Road. The property will be seen half way down the road on the right hand side.

### Further Information

The deposit required is £1,500

