



# Ormonde Road, Chester

£525,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming and stylish Edwardian style semi detached home, perfectly blending period character with modern touches. This stylish home is situated in a highly sought after location in Chester, offering a delightful living experience for families and professionals alike. As you step through the porch, you're greeted by a welcoming hallway that flows into a bright lounge and a cosy sitting room, complete with a feature log burner, perfect for chilly evenings. The heart of the home is the open-plan kitchen and dining room, thoughtfully designed with style and functionality in mind providing the perfect space for family meals and entertaining. Adjacent to the kitchen, you will find a handy utility area and a convenient downstairs WC.

To the first floor you will find three well proportioned bedrooms and a luxurious four piece bathroom, complete with roll top bath and his and hers sinks for added comfort. There's also a handy storage cupboard, providing practical space solutions. Outside, the property boasts a lovely garden, ideal for outdoor gatherings or simply unwinding after a long day. The driveway provides ample parking space and includes an EV charging port, catering to your modern lifestyle needs. Situated just a short walk from Chester city centre, this home offers easy access to a variety of amenities, including shopping, dining, and entertainment options. Bache and Chester General train stations are nearby making commuting a breeze, while Chester University's main campus is within walking distance. Excellent transport connections, including the A55 Expressway and M56, ensure you are well connected to the wider region. Don't miss the opportunity to make this elegant Edwardian home your own. Freehold. Council tax band E. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.

#### **Porch**

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

#### **Hallway**

10'6" (3.2m) Max x 13'9" (4.19m) Max

#### **Lounge**

16'7" (5.05m) Into Bay x 13'5" (4.09m)

#### **Sitting Room**

12'6" (3.81m) x 13'6" (4.11m)

#### **Downstairs WC**

8'4" (2.54m) x 3'0" (0.91m)

#### **Kitchen Dining Room**

20'3" (6.17m) x 10'3" (3.12m)

#### **Utility Area**

7'8" (2.34m) x 3'0" (0.91m)

#### **Landing**

13'9" (4.19m) x 10'6" (3.2m)

#### **Bedroom One**

14'5" (4.39m) x 13'4" (4.06m) Into Wardrobe Recess

#### **Bedroom Two**

12'10" (3.91m) x 13'6" (4.11m)

#### **Bedroom Three**

10'1" (3.07m) x 10'3" (3.12m)

#### **Bathroom**

12'5" (3.78m) Max x 10'3" (3.12m)





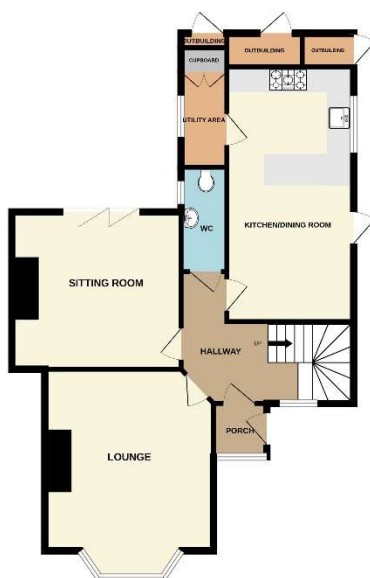






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Contact Us:

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.