



7 Derby Place, Hoole  
£500,000





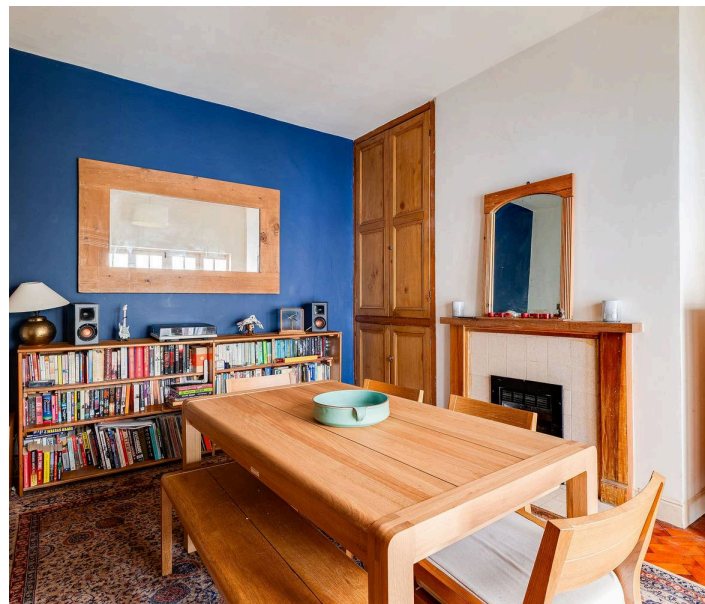
## 7 Derby Place

Hoole, Chester

Grade II listed Victorian end-terrace in central Hoole with 3 double bedrooms, 2 receptions, cellar, garden room, private garden, garage, parking, and period features near city centre. Council Tax band: E

Tenure: Freehold

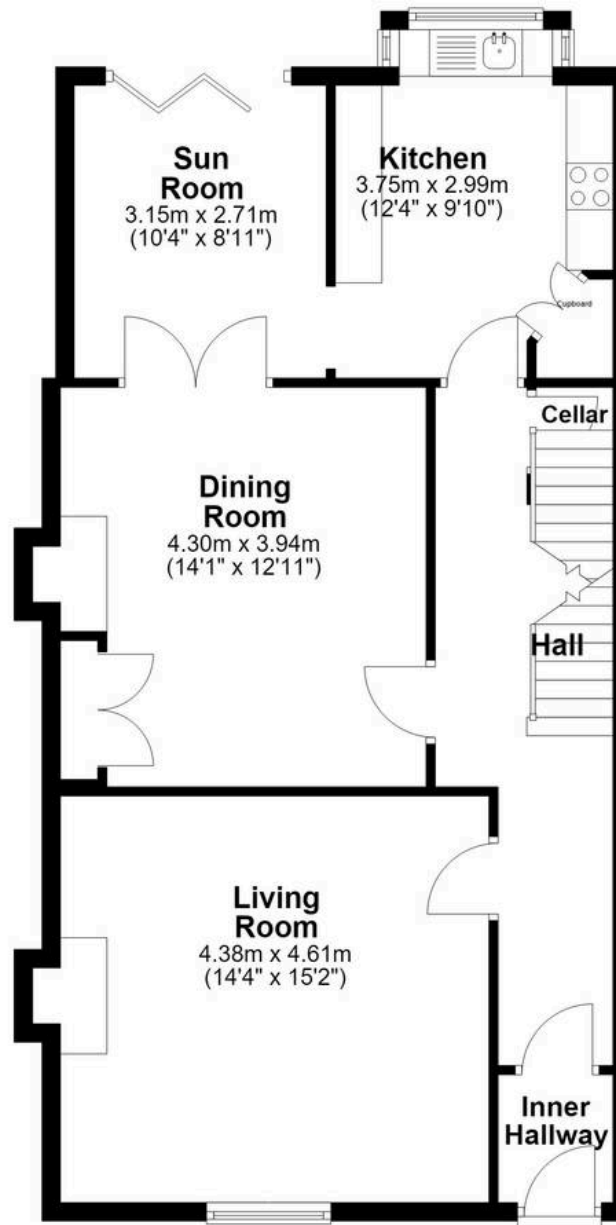
- Attractive Grade II listed end terraced family residence only a short walk away from the centre of Hoole
- Good sized, private rear courtyard with a south westerly aspect with a garage with access/parking to the rear
- Original entrance door and attractive sash windows to the front with a gated front garden leading to a grand entrance hall
- Two separate good sized reception rooms both with high ceilings and original features with an open fire and stripped floors to the living room
- Further garden room which overlooks the courtyard and links with both the dining room and kitchen
- Staircase to a good sized cellar with great potential for storage or conversion, newly fitted "Worcester" combination boiler (May 2026)
- Three good sized double first floor bedrooms with a family bathroom with both bath and shower with a laundry area





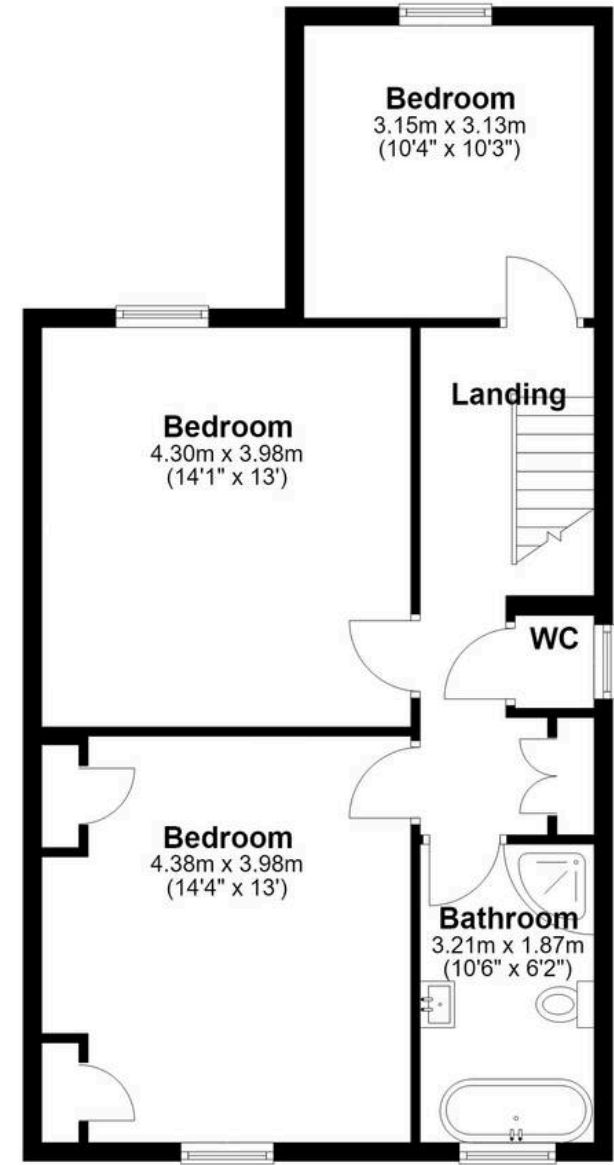
## Ground Floor

Approx. 72.0 sq. metres (775.4 sq. feet)



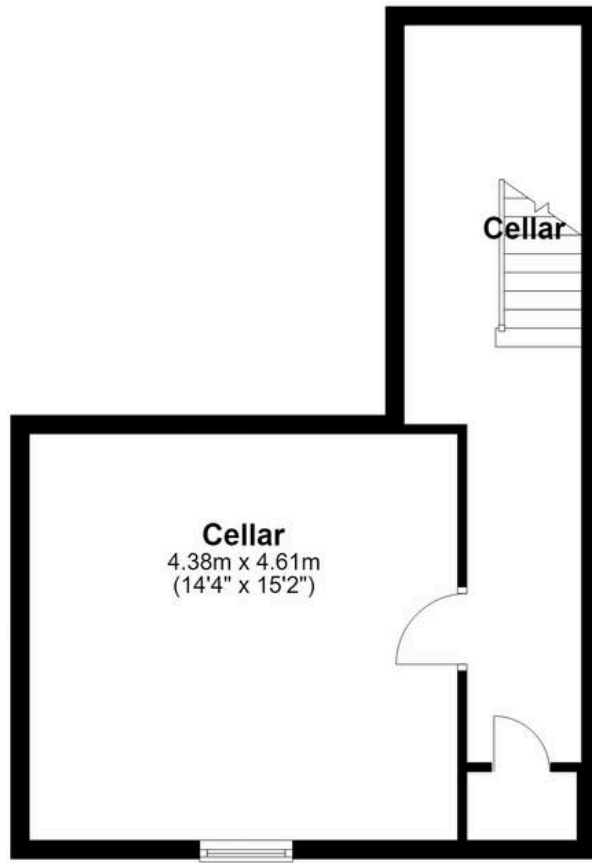
## First Floor

Approx. 62.1 sq. metres (669.0 sq. feet)



## Basement

Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 168.6 sq. metres (1814.9 sq. feet)









## Currans Homes Sales

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