



All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 129.7 m<sup>2</sup>



**Energy performance certificate (EPC)**

|  |                           |   |
|--|---------------------------|---|
| 42 Coniston Drive<br>Holmes Chapel<br>CREWE<br>CW4 7LB | Energy rating<br><b>D</b> | Valid until:<br>13 March 2034                   |
|  |                           | Certificate number:<br>9170-3035-6207-4854-9200 |

Property type: Detached house  
 Total floor area: 114 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

**Disclaimer**  
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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**42 Coniston Drive**  
 Holmes Chapel, Cheshire CW4 7LB

**Selling Price: £430,000**

- WELL-PROPORTIONED 4 BEDROOM FAMILY HOME
- LOUNGE. DINING ROOM. BREAKFAST KITCHEN
- FAMILY BATHROOM. DOWNSTAIRS W.C.
- INTEGRAL GARAGE & DRIVEWAY PARKING
- LARGE CORNER PLOT
- ENORMOUS POTENTIAL TO EXTEND (subject to permissions)
- FRONT, SIDE & ENCLOSED REAR GARDENS
- LOCATED IN THE VILLAGE OF HOLMES CHAPEL



## FOR SALE BY PRIVATE TREATY (Subject to contract)

Timothy A Brown are delighted to offer to the market, this charming example of a 4-bedroom family home. Being well proportioned and sitting upon a deceptively large plot within an established estate, this property simply must be viewed to fully appreciate what is on offer!

Briefly comprising; entrance hallway, living room, dining room, breakfast kitchen, downstairs WC, integral garage, upstairs we find the landing, leading to 4 bedrooms and the family bathroom.

The property has been lovingly kept and is an extremely liveable condition, however purchasers may wish to use this opportunity to put their own stamp on a spectacular piece of Cheshire real estate! We also see enormous potential to extend, subject to the necessary permissions.

### Location -

Nestled amidst the picturesque Cheshire countryside, Holmes Chapel is a delightful village that boasts an enviable blend of tranquillity and vitality.

Residents here enjoy a plethora of local amenities, including quaint cafes, boutique

shops, and inviting public houses - For families, top-rated schools are within easy reach!

Commute woes? Not in Holmes Chapel! Situated just a stone's throw away from major transport links, including the M6 motorway and Holmes Chapel railway station, residents enjoy seamless connectivity to nearby towns and cities, making commuting a breeze.

We anticipate this property will create a great deal of interest, call and arrange your viewing today to avoid disappointment!

### The accommodation briefly comprises: (all dimensions are approximate)

**HALL** 8' 1" x 5' 10" (2.46m x 1.78m): Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Alarm panel. Storage cupboard.

**LOUNGE** 16' 11" x 16' 9" (5.15m x 5.10m) max: Coving to ceiling. PVCu double glazed window to front aspect. Feature fireplace with gas fire inset. TV point. Internet point. 13 Amp power points.

**DINING ROOM** 9' 10" x 9' 9" (2.99m x 2.97m): Coving to ceiling. PVCu double glazed patio doors to rear. Double panel central heating radiator. 13 Amp power points. Heating controls.

**KITCHEN** 15' 3" x 9' 10" (4.64m x 2.99m): Coving to ceiling. PVCu double glazed windows to rear aspect. Range of hardwood eye level and base units. Breakfast bar with seating for three. Single drainer sink unit with mixer tap. Ample space for appliances. Double panel central heating radiator. 13 Amp power points. Door to understairs pantry.

**W.C.** : Modern Low level W.C. Sink with mixer tap and storage cupboards. Single panel central heating radiator.

**REAR PORCH** : Door to garage. Door to outside rear.

### First Floor :

**LANDING** 7' 7" x 5' 11" (2.31m x 1.80m): Coving to ceiling. Access to part-boarded roof space with retractable ladder. Single panel central heating radiator.

**BEDROOM 1 FRONT** 12' 3" x 10' 11" (3.73m x 3.32m) max: Coving to ceiling. PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted wardrobe and storage.

**BEDROOM 2** 14' 8" x 8' 10" (4.47m x 2.69m): Coving to ceiling. PVCu double glazed windows to front and rear aspects. Single panel central heating radiator.

**BEDROOM 3 REAR** 9' 11" x 9' 10" (3.02m x 2.99m) plus alcove: Coving to ceiling. PVCu double glazed window to rear aspect. Single panel central heating radiator. Fitted wardrobe.

**BEDROOM 4 FRONT** 9' 2" x 8' 8" (2.79m x 2.64m) max: Coving to ceiling. PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 9' 8" x 6' 4" (2.94m x 1.93m) max: PVCu double glazed frosted window to rear aspect. W.C. Sink with mixer tap. Bath. Single panel central heating radiator. Door to storage cupboard housing hot water tank.

### Outside :

**FRONT** : Parking for multiple vehicles. Corner plot lawn.

**SIDE** : Hardstanding storage area. Gated access to front. Hedgerow to side and rear.

**REAR** : Lawn surrounded by mature shrubs and flower beds. Summer house. Patio area. Outside tap.

**GARAGE** 17' 2" x 9' 0" (5.23m x 2.74m): Up and over door. Power and light. Shelving and storage. Access to fully boarded loft.

**TENURE** : Freehold (subject to solicitor's verification).

**SERVICES** : All mains services are connected (although not tested).

**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: E

**DIRECTIONS**: SATNAV CW4 7LB

