



Fabulous Detached Family Home

Bright Spacious Lounge

Excellent Village Location

Open Plan Kitchen Dining Area

Four Generous Bedrooms

Private Front and Rear Garden



Introduction

A most well-presented, bright, spacious, four-bedroom detached property. A fabulous family home, set on the popular Eastgate Road development, within a short flat walk to the village centre with all amenities also ideal for the commuter needing good access to Holmes Chapel railway station. The property tour starts with the good-sized hallway giving access to the lounge and kitchen. The substantial lounge sits to the front of the property with central feature gas fire, giving the room a lovely focal point. Occupying the rear aspect to enjoy a view over the garden is the superb open plan dining kitchen. The kitchen delivers an extensive range of contemporary cream high gloss units with integrated appliances and sits seamlessly open plan to the dining area with sliding patio doors opening onto the rear garden. The ground floor is completed with a separate utility room. The first-floor landing leads to four well-proportioned bedrooms, along with an airing cupboard. The first floor is completed with a two-piece bathroom with a separate WC/cloakroom. Externally: The property sits back from the road, a private front garden being mainly laid to lawn, with a hedgerow, the driveway leads to the attached store room. The rear garden offers a good degree of privacy, along with an array of herbaceous shrubs and trees, situated around the central lawn with a patio area and further gravelled area to sit and enjoy this space. This property is for sale with no seller chain.

EPC Rating D

Council Tax Band D – Cheshire East

Freehold with a Rent Charge

ACCOMMODATION

Entrance Hallway

A welcoming start to the property giving access to the majority of ground floor rooms, and open space under the stairs.

Lounge 15' 2" x 11' 11" (4.62m x 3.63m)

Located to the front aspect is the bright, spacious lounge with a feature bay window allowing natural light to fill the room. The attractive central feature gas fireplace gives the room a focal point. This lovely room is completed with double bi-fold doors opening to the dining area.

Open Plan Dining Kitchen

8' 6" x 27' 0" (2.59m x 8.22m)

Kitchen Area

Perfect for today's modern living this superb, open plan living kitchen and dining area occupies the whole of the rear aspect of the property. The smart modern kitchen offers a comprehensive range of high gloss matching cream wall, drawer and base level units delivering storage in abundance. Contrasting wood effect work surface flows around to provide ample preparation space and incorporates a central breakfast bar ideal for more relaxed dining. The inset single drainer sink unit with chrome mixer tapware sits below a window overlooking the rear garden. Appliances include: A Bosch four ring electric hob with an extractor over, an integrated Bosch oven and space for a freestanding fridge freezer. Completed with part tiled splashback, inset ceiling spotlight's, access to the utility room and a smart vertical radiator.

Dining Area

Sitting seamlessly open plan to kitchen area and accessed via double bi-fold doors from the lounge, sits the dining area, ideal for formal dining or a more relaxed family space. Sliding patio doors open to the private rear garden which allows natural light to fill the room.

Utility Room

8' 4" x 8' 0" (2.54m x 2.44m)

The utility room delivers further work surface and space for your free-standing washing machine and dryer. Completed with door and window to the side aspect.

First Floor

Landing

Open balustrade banister sweeps round giving access to all rooms with a spacious L-shaped landing leading to all first floor rooms, completed with useful airing cupboard.

Master Bedroom

11' 8" x 11' 10" (3.55m x 3.60m)

Located to the rear aspect is the generous master bedroom with fitted over bed cupboards to provide useful storage, along with ample room for further bedroom furniture.

Bedroom Two

9' 1" x 11' 10" (2.77m x 3.60m)

A second sizeable double bedroom, situated to the front aspect again providing ample room for bedroom furniture.

Bedroom Three

8' 7" x 9' 4" (2.61m x 2.84m)

The third well-proportioned bedroom is located to the front aspect.

Bedroom Four

9' 2" x 8' 3" (2.79m x 2.51m)

A very good size fourth bedroom located to the front aspect.

Bathroom

Delivering a matching two-piece suite comprising: Panelled bath with wall mounted shower over and a pedestal hand wash basin with mixer tapware. Completed with complimentary tiled walls with an inset border, and a chrome heated towel rail.

WC/Cloakroom

Located separate to the main bathroom, and comprising of a low-level WC. Completed with stylish patterned flooring.

Front Aspect

Set behind a hedgerow creating a high degree of privacy, with the garden being mainly laid to lawn. The private driveway provides off road parking and leads to attached garage/store room.

Rear Aspect

The rear garden offers a high degree of privacy with a selection of herbaceous shrubs and trees to the back and side aspect. A sizeable garden, mostly laid to lawn with a patio area providing the ideal area to sit and enjoy the garden, with a pathway continuing round to the side access. A further gravelled area sits to one corner. An outside storeroom is home to the boiler and provides a useful outside store.

Garage/Store Room 6' 9" x 8' 0" (2.06m x 2.44m)

Originally a full integral garage, of which the utility room has been converted from, creating the most useful storage room. Completed with an up and over door.

Tenure Information

We have been informed the property is Freehold with a Rent Charge: £16.00 PA

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



Location

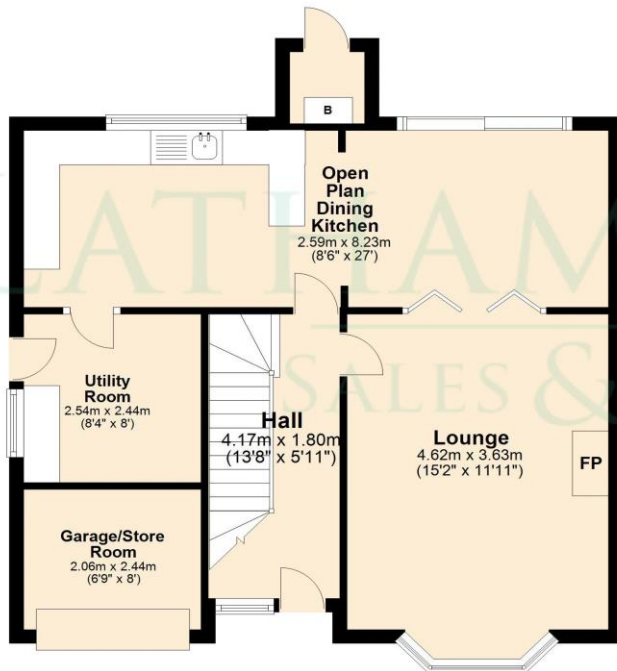
Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and an outstanding secondary school, several pubs/restaurants can be found in and around the village. For the commuter, the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line station. Access to the North-West motorway network can be found at Junction 18 of the M6 motorway.

Directions

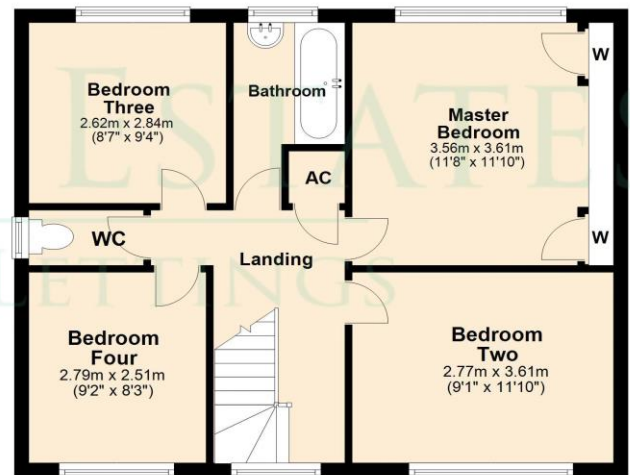
From our office 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, continue along taking the first right onto Sandiford Road, then take the first left onto Eastgate Road, where the property can be found at the first bend on the left hand side. Post Code: CW4 7BN Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.