



Detached True Bungalow

Generous Sized Lounge

Kitchen & Bathroom

In Need of Modernisation

Two Double Bedrooms

Ample Private Parking & Garage



Introduction

A detached two-bedroom true bungalow set on a most enviable corner plot. Albeit in need of modernisation, this is a great opportunity for the buyer to design and put their own stamp on the bungalow. Situated on a sought after cul-de-sac on the ever popular "Lakes Estate" east of the village centre. The tour starts with the entrance hallway with useful cloak cupboard and giving access to the lounge and kitchen. The generous sized lounge is located to the front aspect with a central feature chimney breast. The inner hallway gives access to both double bedrooms, the larger bedroom is completed with a door giving entry to the rear garden. The bathroom currently provides a three piece suite, albeit awaits your specification. The main accommodation is completed with the kitchen located to the side aspect with a door leading to the side elevation and driveway, again the kitchen awaits your specification.

Externally: The bungalow enjoys a corner plot ideal for the buyer wishing to extend. (Subject to planning and building regulations). The driveway sits to one side to deliver ample private off road parking and in turn leads to the detached garage. The front, side and rear gardens are mainly laid to lawn with sets of herbaceous planting.

The bungalow is offered For Sale with No Seller Chain Involved

Awaiting EPC

Council Tax Band - C - Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway

Accessed via a part glass PVC front door and giving access to both the lounge and kitchen, completed with useful cloaks cupboard.

Lounge

15' 10" x 11' 1" (4.82m x 3.38m)

A generous lounge located to the front aspect, with one wall home to the central chimney breast with a mid level slate style fire surround. Completed with door to inner hallway.

Kitchen

8' 10" x 8' 4" (2.69m x 2.54m)

A good size kitchen awaiting your design, currently offering a range of white wall, drawer and base units with work surface over. The inset single drainer sink sits below the window overlooking the driveway and side garden. The kitchen is completed with a useful shelved pantry and part glazed PVC door leading to the side aspect.

Inner Hallway

Accessed from the lounge is the inner hallway which leads to both bedrooms and bathroom. Completed with separate airing cupboard home to the hot water cylinder.

Bedroom One

12' 11" Max x 9' 7" Max (3.93m x 2.92m)

Located to the rear aspect is the larger of the two bedrooms, with part glazed PVC door giving entry into the rear garden and window overlooking the garden.

Bedroom Two

9' 10" x 9' 11" (2.99m x 3.02m)

A good size second bedroom located to the rear aspect, completed with window overlooking the rear garden.

Bathroom

Awaits your design and specification. Currently offering a three piece suite to comprise: Panelled bath, low level WC and pedestal hand wash basin. Completed with window to side aspect.

Externally

Front & Side Aspect

The bungalow sits on a generous corner plot, with both gardens being mainly laid to lawn. The driveway provides ample private off road parking and in turn leads to the attached garage. NB: The side garden (Subject to Planning & Regulations) would give the opportunity to extend if required.

Garage

17' 2" x 8' 8" (5.23m x 2.64m)

The up and over door gives access to the garage with a window to the rear aspect, providing natural day light. Completed with light, power and home to the gas central heating boiler.

Rear Garden

Mainly laid to lawn with a good size paved patio area and gated access to the side garden. Completed with a selection of herbaceous shrubs and plants.



Tenure

We have been informed the property is Freehold.

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 secondary school, a number of 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, turning left onto Middlewich Road, take the third turning on the left onto Chester Road, take the first right onto Grasmere Drive, then first right onto Coniston Drive. Take the next left onto Bowness Close, where the bungalow can be found on the left hand side (on the corner). Post Code: CW4 7JX Viewing Strictly by Appointment



Floor Plan



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.