



Corner Plot Semi-Detached Property

Generous Lounge with Feature Fire

Ground Floor Cloakroom/WC

Bright, Spacious Accommodation

Open Plan Dining Kitchen

Three Bedrooms & Smart Family Bathroom



Introduction

Enjoying a generous, sunny corner plot with gardens to three sides is this most well-presented three bedroom semi-detached property, delivering ready to move into accommodation. Set on the ever-popular Sandiford Road development, making it ideal for village life, with the Holmes Chapel centre being a leisurely walk away, along with schools and Holmes Chapel main line train station being close by. Having been extended to add the addition of a spacious ground floor cloakroom/WC. The property tour starts with the spacious entrance hallway, leading to the practical ground floor cloakroom and the bright, generous lounge which is located to the front aspect with central chimney breast home to the inset open fire. The substantial open plan dining kitchen is located to the rear aspect with French style doors from the dining area opening to the rear garden. The first-floor landing leads to the three well-proportioned bedrooms and stylish white three piece family bathroom. Externally: The property enjoys a corner plot with two gardens set to the front aspect behind a low-level boundary wall, whilst the rear garden has been designed for ease of maintenance with paved patio, feature gravel and circular patio, perfect for summer dining. The lawned garden is set to the side aspect, perfect for the growing family, being mainly laid to lawn with panel fenced boundaries with gated access to both front aspect and driveway. The detached garage is approached from Sycamore Close with private driveway.

EPC Rating D

Council Tax Band – C – Cheshire East

Tenure – Freehold with a Rent Charge TBC

ACCOMMODATION

Entrance Hallway

A most welcoming start to the tour, having been extended to allow access to the ground floor cloakroom/WC, with stairs ascending to the first floor and pine style doors leading to both lounge and WC. Completed with window to side aspect allowing natural light to fill the space and attractive laminate flooring.

Cloakroom/WC

A fabulous addition to the property with a smart matching white two piece suite comprising: Low level WC and vanity unit housing the hand wash basin chrome mixer tapware. Completed with chrome heated towel rail and attractive laminate flooring.

Lounge

13' 8" x 13' 5" (4.16m x 4.09m)

Located to the front aspect is the bright, spacious lounge with bay window allowing natural light to fill the room. The central chimney breast is home to the open fire, with smart matching surround, inset and hearth giving the room a main focal point. Completed with door to dining kitchen.

Open Plan Dining Kitchen

9' 10" x 16' 7" (2.99m x 5.05m)

This generous sized open plan dining kitchen is ideal for today's modern living. The kitchen area delivers a range of wall, drawer, and base units with contrasting worksurface flowing round with complimentary splashback tiling. The four-ring electric hob sits above the electric oven, along with extractor over the hob. Space is available for further freestanding appliances. The kitchen area is completed with a courtesy door to the side aspect and open under stairs storage area. The Dining area provides ample space for freestanding furniture and enjoys French doors opening to the rear landscaped garden.

First Floor Landing

A window to side aspect allows natural light to fill the space, completed with doors to all rooms and smart glass filled balustrade.

Master Bedroom

13' 9" x 10' 4" (4.19m x 3.15m)

A good size main bedroom located to the front aspect, leaving ample space for all furniture needs, completed with central chimney breast.

Bedroom Two

9' 10" x 10' 4" (2.99m x 3.15m)

The second good size bedroom is located to the rear aspect.

Bedroom Three

The third single bedroom is located to the front aspect, ideal home office or nursery.

Family Bathroom

The family bathroom delivers a matching white three piece family bathroom comprising: Panelled bath with mains mixer shower over and folding shower screen, low level WC and pedestal wash hand basin with chrome mixer tapware. Completed with complimentary part tiled walls, and heated towel rail.



Externally

The property enjoys a corner plot with both being mainly laid to lawn and set to the behind a low-level boundary wall. The rear garden has been designed for ease of maintenance with paved patio and feature gravel and circular patio, perfect for summer dining. A further lawned garden is set to the side aspect and perfect for the growing family, being mainly laid to lawn with panel fenced boundaries. Completed with gated access to both front aspect and driveway.

Garage

The detached garage is approached from Sycamore Close with private driveway leading to the up and over entrance door. Completed with courtesy door giving access from the rear garden and window to side aspect.



Location

Holmes Chapel is a popular sought after 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 Cheshire 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.

Tenure

We have been informed the property is Freehold with a Rent Charge: TBC

Correct at the time of listing and subject to change.

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



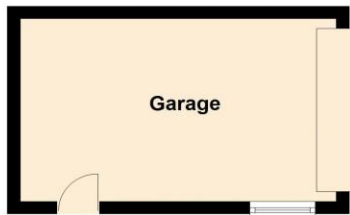
Directions

From our office 16 The Square. CW4 7AB, travel north to the mini roundabouts, taking the third exit onto Macclesfield Road. Continue along taking the first right onto Sandiford Lane, then take the first left onto Eastgate Road, where the property can be found the left hand side. Post Code: CW4 7BN.

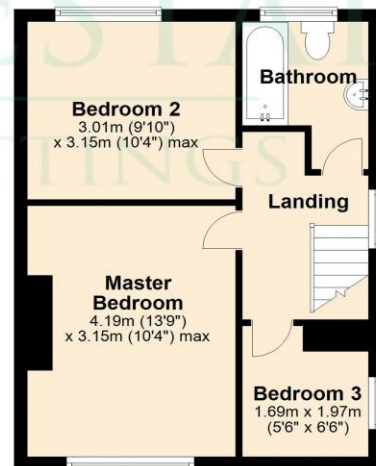
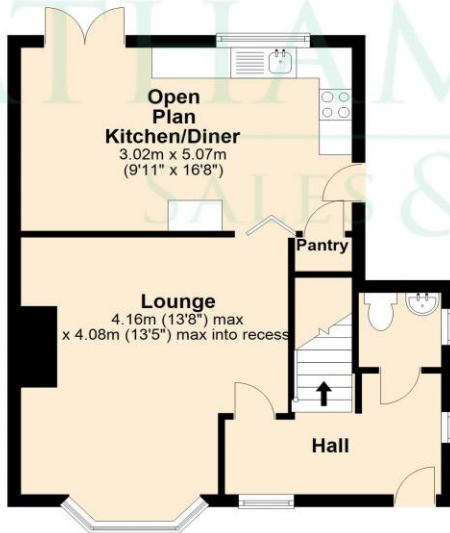
Viewing Strictly by Appointment



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
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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.