



**Available Early May 2024**

**Open Plan Kitchen Diner**

**Walking distance to train station**

**Semi Detached Property**

**Three Good Size Bedrooms**

**Great for motorway network**



## Introduction

A bright spacious three bedroom semi detached property, tucked away in a corner of just the two properties. Located on the ever popular Brooklands development on the edge of Holmes Chapel Village. This lovely rental property enjoys a stunning westerly view over superb Cheshire countryside to the rear aspect. The property tour starts with entrance hallway giving access to lounge and ground floor cloakroom/WC. The lounge enjoys a view via the walk-in box bay window, looking over the central open green space. The stylish, well planned substantial dining kitchen is located to the rear aspect and delivers an array of attractive white units to deliver ample storage. The kitchen and dining area are divided by a high-level breakfast bar, which provides further storage below. PVC double glazed French style doors open from the dining area onto the westerly facing rear garden. The first floor landing gives access to the master bedroom which provides a stylish three piece en-suite shower room. Two further well-proportioned rooms are serviced by the contemporary three piece family bathroom. Externally: Off road parking sits to the side aspect, providing parking for two vehicles, whilst the rear garden is mainly laid to lawn giving the tenant an easy to maintain garden. A paved patio provides an ideal place to sit and enjoy the westerly facing aspect.

EPC Rating B

Council Tax Band - C - Cheshire East

A Deposit of one months rent applies &#pound;1,300.00

A Reservation Fee of One Weeks Rents applies &#pound;300.00 Terms & Conditions Apply

Sorry No Smokers

Available Long Term Only Minimum 12 months

Available Un-Furnished

## ACCOMMODATION

### Ground Floor

#### Hall

Doors give access to both lounge and ground floor cloakroom/WC.

#### Cloakroom/WC

White matching two piece suite comprising: Low level WC and pedestal hand wash basin with chrome mixer tapware, completed with PVC double glazed window to front aspect and panelled radiator.

#### Lounge 13' 5" x 8' 9" (4.09m x 2.66m)

A bright spacious lounge located to the front aspect with a feature walk in box bay window, providing ample natural light and a view over the open green. The lounge is completed with open plan turn flight balustrade stairs ascending to the first floor, with useful under stairs cupboard.

#### Dining Kitchen 10' 10" x 15' 8" (3.30m x 4.77m)

#### Kitchen Area

A fabulous open plan dining kitchen located to the rear aspect, offering an array of matching cream coloured wall, drawer and base units sweeping round to the central high level breakfast bar, with further base unit storage, all providing extensive storage. Contrasting work surface delivers excellent preparation space and home to the inset one and a half single drainer sink unit with chrome mixer tapware, which sits below the window overlooking the rear garden. Integrated appliances include: Zanussi electric fan assisted oven with grill and four ring gas hob with chimney style extractor over.

#### Dining Area

Open plan to the kitchen area with ample space for free standing dining furniture, completed with French style doors opening onto the rear garden.

### First Floor

#### Landing

Giving access to all rooms, along with access to airing cupboard housing hot water cylinder.

#### Master Bedroom

9' 0" x 12' 1" (2.74m x 3.68m)

Located to the front aspect, completed with useful built in spacious, storage cupboard and door to en-suite.

#### Master En-Suite

A smart white matching three piece suite comprising: Corner walk in shower unit with mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish tiled walls.

#### Bedroom Two

8' 10" x 8' 9" (2.69m x 2.66m)

A further good size bedroom, located to the rear aspect.

#### Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

A good size single bedroom located to the rear aspect.

#### Family Bathroom

A contemporary matching white three piece suite comprising: Panelled bath with shower over and chrome mixer tapware, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with smart part tiled walls.



### Externally

The front aspect provides a tandem style driveway located to the side of the property, to deliver ample private off road parking for two vehicles and gated access to rear garden. Whilst the rear garden is mainly laid to lawn, with paved patio and panelled boundary fencing.

### Tenant Information

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### Location

Brooklands development sits on the edge of the village, within close proximity of the village centre and all amenities, along with Holmes Chapel train station. 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.



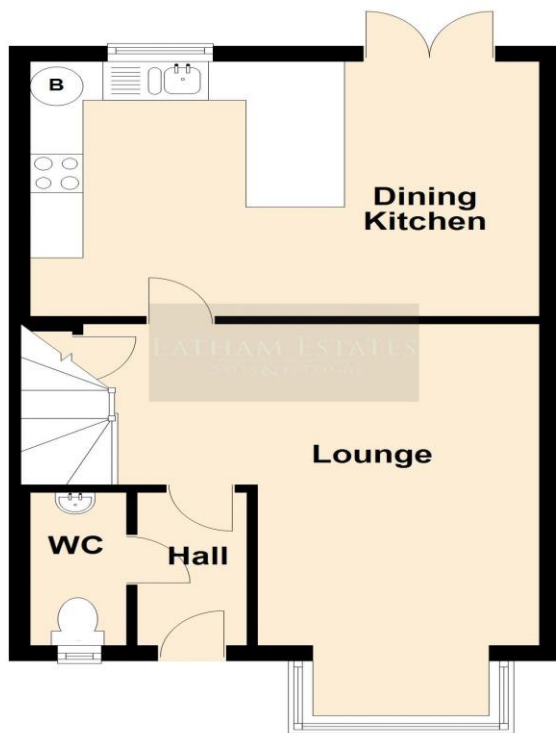
## Directions

From our office 16 The Square, CW4 7AB. Travel south on London Road (A50) to the main traffic lights, turn left onto Station Road, continue along past Holmes Chapel railway station, then straight ahead at the roundabout (second exit). Take the next right onto Severn Way, take the first left onto Dee Avenue and follow the road round turning right, then immediate left on to Eden Grove. where the property can be found on the left hand side, tucked away in the corner, easily identified by our Latham Estates To Let Board.

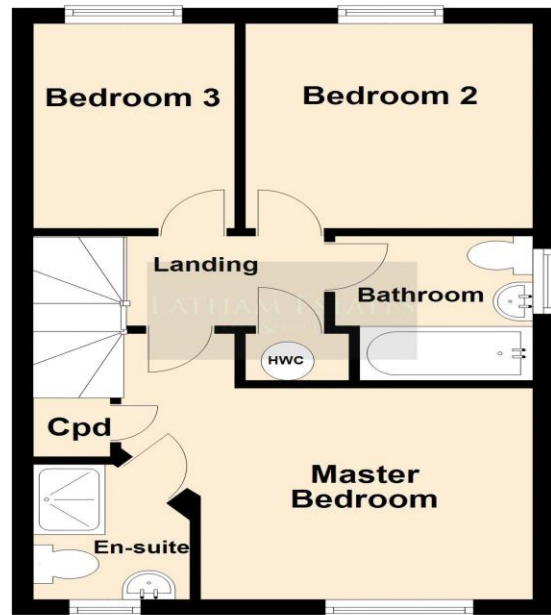
Viewing strictly by appointment



## 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 TENANTS:** 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

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