



**Semi Detached Property**

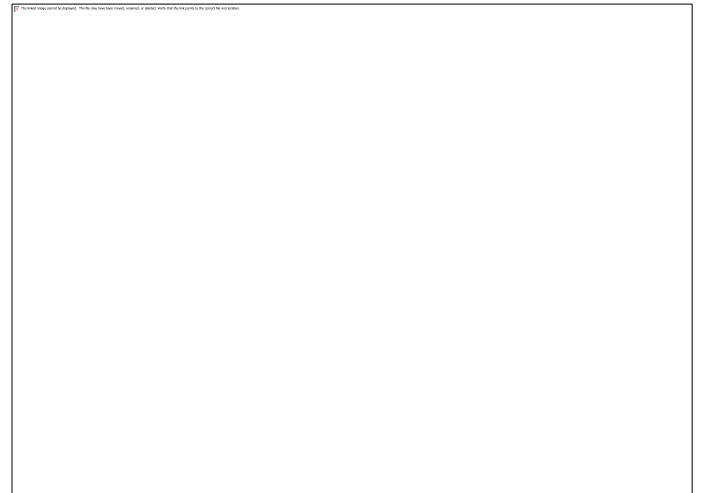
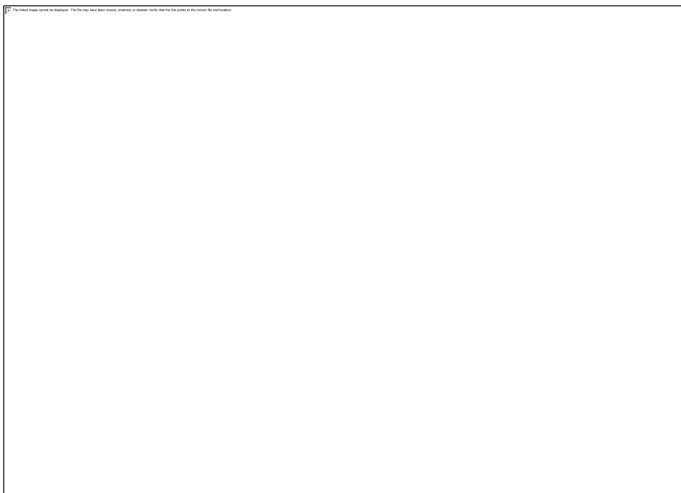
**Substantial L-Shaped Lounge**

**Two Bathrooms (One En-Suite)**

**Open Plan Kitchen Dining**

**Three Spacious Bedrooms**

**Private Driveway Parking**



## Introduction

A spacious three-bedroom semi-detached property, set on the ever-popular Brooklands development on the edge of Holmes Chapel Village. The property tour starts with entrance hallway giving access to lounge and ground floor cloakroom/WC. The lounge enjoys a walk-in box bay window, allowing natural light to fill the lounge. The well-planned dining kitchen is located to the rear aspect and delivers an array of white high gloss units to deliver ample storage, including integrated appliances. The kitchen and dining area are divided by a high-level breakfast bar, which provides further storage below. French style doors open from the dining area onto the rear garden. The first-floor landing gives access to the master bedroom which boasts a three-piece en-suite shower room. Two further well-proportioned rooms are serviced by the three-piece family bathroom. Externally: The tandem driveway to the left-hand side of the property delivering ample private off road parking with herbaceous shrubs and plants to the front of the property, The rear garden provides an easy to maintain garden with central astroturf and decked patio area, providing an ideal place to sit and enjoy this space.

Offered For Sale with No Seller Chain Involved  
EPC Rating B  
Council Tax Band C – Cheshire East  
Tenure – Freehold with a maintenance charge

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

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

#### Downstairs WC / Cloakroom

A white matching two piece suite comprising: Low level WC and pedestal hand wash basin with chrome mixer tapware, completed part tiled splashback.

#### Lounge

*12' 10" max x 12' 10" max (3.91m x 3.91m)*

A bright, spacious lounge located to the front aspect with a feature walk in box bay window allowing natural light to fill the room. Stairs ascend to the first floor with a useful under stairs cupboard and access is given to the kitchen.

#### Open Plan Dining Kitchen

*10' 8" x 15' 9" (3.25m x 4.80m)*

The open plan dining kitchen is located to the rear aspect. The kitchen area delivers a range of high gloss white wall, drawer and base units sweeping round providing ample storage. Contrasting work surface provides extensive preparation space, and id home to the inset one and a half single drainer sink unit with chrome mixer tapware. Integrated appliances include: A larder style fridge/freezer, electric oven and an integrated Zanussi washing machine. A central high level breakfast bar with further storage below separates the dining area. The dining area provides ample space for dining furniture, with French style double doors opening to the rear garden.

### First Floor

#### Landing

Giving access to all rooms, along with access to an airing cupboard, ideal for smaller household items.

#### Master Bedroom

*9' 5" max x 10' 3" max (2.87m x 3.12m)*

A good size master bedroom, located to the front aspect. This room boasts tripe mirror fronted wardrobes with sliding doors providing ample storage and hanging rail space. A further built in storage cupboard and access to a three-piece en-suite shower room completes this room.

#### Master En-Suite Shower Room

A white matching three piece suite comprising: Walk in shower unit with bi-fold doors and mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish part tiled splashback.

#### Bedroom Two

*8' 10" x 8' 11" (2.69m x 2.72m)*

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

#### Bedroom Three

*8' 10" x 6' 6" (2.69m x 1.98m)*

A good size third bedroom located to the rear aspect.

#### Family Bathroom

Providing a matching white three piece suite comprising: Panelled bath with chrome mixer tapware plus hand held shower attachment, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish grey part tiled walls with contrasting flooring.



## Externally

### Front Aspect

The sizeable tandem driveway is set to one side, to provide ample off road parking. The inset pathway gives access to the front entrance whilst gated access leads to the rear garden.

### Rear Aspect

The rear garden offers low maintenance, being mainly to artificial grass, whilst a decking area provides an ideal place to sit and enjoy summer dining, completed with a second paved patio area.

## Tenure

We have been informed the property is Freehold, with a maintenance charge Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer



## 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.

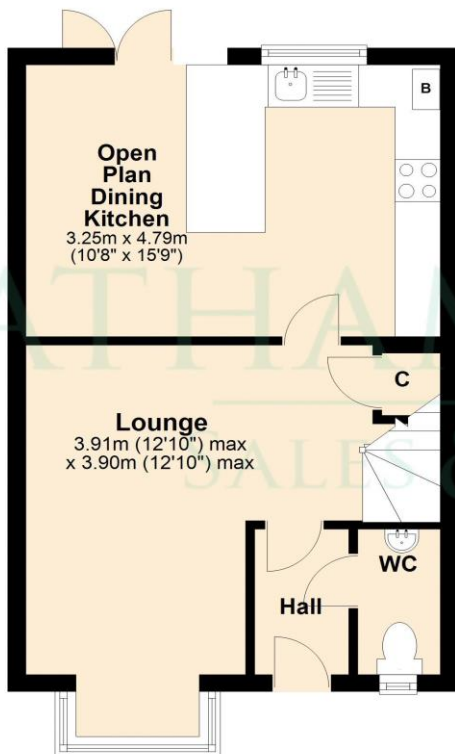


## Directions

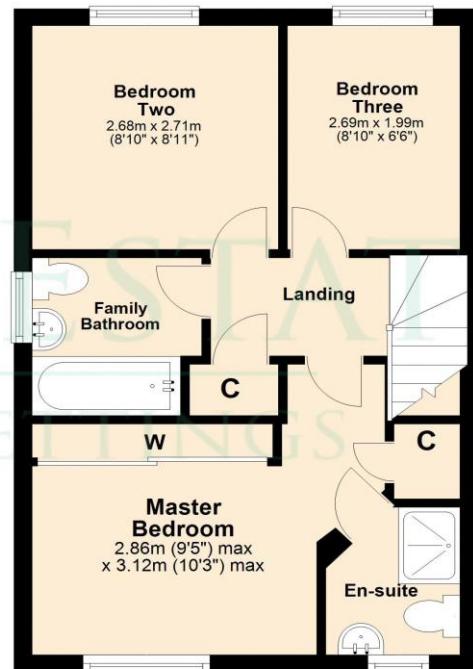
From our office 16 The Square, CW4 7AB. Travel south on London Road (A50) to the main traffic lights, turn left onto Station Road, continue along past Holmes Chapel railway station, then straight ahead at the roundabout (second exit). Take the next right onto Severn Way, continue along, and the property can be found on the right hand side. Easily identified by our Latham Estates For Sale Board. Post Code: CW4 8FT  
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.