



Extended Family Home
Four Good Size Bedrooms
Ample Private Parking

Two Generous Reception Rooms
Enviably Private Rear Garden
Excellent Village Location



Introduction

A most deceptively spacious bright four-bedroom, two reception room family home, having been extended to deliver a bright dual aspect family room and the fourth bedroom. Giving the buyer an ideal opportunity to add their own design and mark to this fabulous sized house. The property enjoys an excellent sized east west facing plot, with ample parking and generous rear garden. Located in a fabulous village location Rees Crescent is ideally situated, being close to the village centre and all local amenities, just perfect for village life. The tour starts with the spacious hallway, leading to the bright, airy, dual aspect lounge with central feature fireplace. The good size kitchen is situated to the rear of the property and gives access to the fabulous extension, which is a versatile bright dual aspect room, ideal family room. The ground floor is completed with a WC/cloakroom. The first floor landing leads to four generous well-proportioned bedrooms and family bathroom. Externally the property sits behind a low level boundary hedge with lawn garden and generous driveway to provide ample private off road parking. The rear garden enjoys a westerly aspect, perfect for the afternoon sun, the extensive paved patio offers the ideal place to sit and enjoy the garden, which is mainly laid to lawn with established flower beds and a selection of herbaceous shrubs. Perfect for the growing family and keen gardener alike.

This superb property is available for sale with No Seller Chain Involved.

EPC Rating C

Council Tax Band - B - Cheshire East

Tenure – Freehold

ACCOMMODATION

Ground Floor

Entrance Hallway

The generous hallway gives access to both lounge and kitchen, along with ground floor WC. Completed with turn flight stairs ascending to the first floor.

Lounge

17' 7" x 10' 3" (5.36m x 3.12m)

Enjoying a dual aspect to allow natural light to fill the room, the spacious lounge provides a recess area, ideal for furniture. Completed with central chimney breast housing an Adams style surround home to a coal effect living gas flame fire.

Kitchen

10' 5" x 11' 0" (3.17m x 3.35m)

The generous kitchen sits to the rear aspect offering a matching range of wall, drawer and base level units to deliver ample storage. Contrasting work surface flows round to provide plentiful preparation space and home to the inset one and a half single drainer sink unit with chrome mixer tapware. Completed with opening to the family room.

Family Room

20' 0" x 9' 1" (6.09m x 2.77m)

Being part of the extension this most versatile dual aspect room, perfect family room, home office or formal dining. Completed with recess area designed as a utility space and door to rear garden.

WC/Cloakroom

Accessed from the hallway is the WC with a matching white two piece suite to comprise: Hidden cistern low level WC and corner hand wash basin with chrome mixer tapware.

Boiler Cupboard

Located on the stairs is a storage area, perfect for coats and home to the gas central heating boiler.

First Floor

Landing

The landing splits into two giving access to all bedrooms and family bathroom, completed with loft hatch and window to front aspect.

Master Bedroom

10' 7" x 13' 1" (3.22m x 3.98m)

A fabulous sized main bedroom located to the rear aspect, with a range of wardrobes set to one wall.

Bedroom Two

17' 2" x 9' 0" Restricted Headroom(5.23m x 2.74m)

Being part of the extension, the second double bedroom is a lovely dual aspect room with two skylight windows allowing ample light to fill the space.

Bedroom Three

7' 10" x 11' 0" (2.39m x 3.35m)

A third double bedroom located to the rear aspect.

Bedroom Four

6' 8" x 12' 6" (2.03m x 3.81m)

A fabulous sized fourth bedroom located to the front aspect.

Family Bathroom

Delivering a matching white three piece suite to comprise: Panelled bath with mains mixer wall mounted shower over, low level WC and vanity style unit home to the hand wash basin with chrome mixer tapware. Completed with complimentary tiled walls and window to front aspect.



Externally

Front Aspect

The property sits behind a mid level boundary hedge, with a double opening giving access to the spacious driveway, delivering ample private off road parking. The front garden is mainly laid to lawn, and completed with access to the rear garden.

Rear Garden

Perfect for the keen gardener and growing family, enjoying a westerly facing aspect, perfect for the afternoon sun. The extensive paved patio delivers the perfect spot to sit and enjoy the garden, which is mainly laid to lawn with established flowerbeds and a selection of herbaceous shrubs.



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

Correct at the time of listing and subject to change.

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

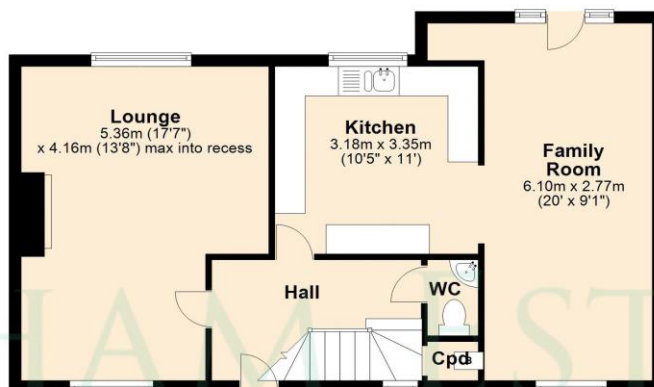


Directions

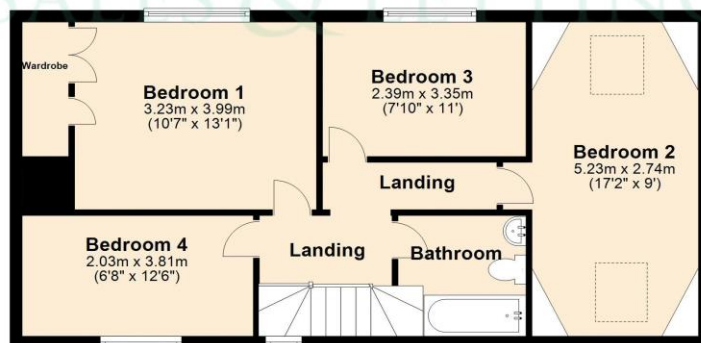
From our office 16 The Square, CW4 7AB, travel north to the mini roundabouts, taking the third exit onto Macclesfield Road, continue along, taking the first left hand turn onto Hermitage Lane, then take the first left hand turn onto Rees Crescent, where the property can be found on the left-hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7NL
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.