

# LATHAM ESTATES

SALES & LETTINGS

Knutsford Road  
Holmes Chapel

Guide Price £360,000



Beautifully Presented Semi Detached Property

Spacious Lounge with Log Burner

Ample Private Off Road Parking

Superb Open Plan Living

Three Well Proportioned Bedrooms

Enviably Rear Garden and Front Views



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## Introduction

A beautifully presented, deceptively spacious, three-bedroom semi-detached property, offering ready to move in accommodation having been distinctively re-modelled and renovated by the current owner to include a superb kitchen and bathroom, to name but a few, all with today's modern living in mind. A highlight of this property is the stunning view to the front aspect over the Dane Valley in the distance and the most enviable south westerly facing garden set to the rear aspect. The standards start with the attractive composite main entrance door, opening to the entrance hallway where stairs ascend to the first floor, the tour continues to the stunning open plan ground floor living space. The bright spacious lounge is situated to the front aspect with a sizeable bay window, offering a tremendous view beyond. The lounge boasts a central feature chimney breast home to the cast iron log burning fire, with exposed Cheshire brick detail surround giving the lounge a lovely focal point. Sitting open plan is the spacious dining area, complete with smart eye-catching flooring flowing through from the lounge. The smart contemporary well-planned kitchen sits seamlessly open plan to the dining area and delivers an extensive range of attractive light grey units to provide storage in abundance. Contrasting work surface gives plentiful preparation space. The kitchen completed with Double French style doors opening to the rear garden. To the first floor there are three well-proportioned bedrooms, two generous doubles and a spacious single bedroom, which share the modern stylish white three-piece family bathroom. Externally, the property is elevated back from the road with an extensive private driveway that provides plentiful private parking. The front garden has thoughtfully planted herbaceous plants and shrubs to one side. The exceptional sized rear south westerly facing garden awaits your specification, a gardeners delight and a great place for the growing family. It sweeps up to a secret garden area which gives gated access to Northway, a quick way to access Holmes Chapel village. A double width outbuilding provides further versatile space if required. Viewing is recommended to appreciate the standard of accommodation on offer and this most enviable plot.

EPC Rating D

Council Tax – D – Cheshire

Tenure - Freehold

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

The attractive front door with inset glass detail opens to the hallway, where stairs ascend to the first floor and a door leads to the lounge.

#### Lounge 12' 10" x 12' 8" both Maximum (3.91m x 3.86m)

Located to the front aspect is the generous open plan lounge with feature angled bay window, delivering a view to the Dane Valley beyond. The central chimney breast, housing a cast iron log burner which gives the room a lovely focal point, with exposed Cheshire brick surround and a smart slate hearth. Smart flooring completes this wonderful space.

#### Dining Area 10' 6" x 12' 8" (3.20m x 3.86m)

This wonderful bright space sits open plan to the lounge and kitchen being part of the re-design. Plentiful space for dining furniture, this lovely area is completed with the continuation of the attractive flooring from the lounge, along with giving access to the ground floor W/C and storage cupboard, which is ideal for household items and home to the gas central heating boiler.

#### Kitchen 15' 4" x 8' 7" (4.67m x 2.61m)

This smart, modern well-planned kitchen offers an extensive range of light grey wall, drawer and base level units, to deliver storage in abundance. Stylish butcher block effect contrasting work surface flows to provide ample preparation area. A smart black inset one and a half single drainer sink unit with chrome mixer tapware sits below a window to the side aspect. Integrated appliances include an AEG four ring induction hob with extractor above, a mid-level AEG fan assisted double oven and grill, integrated AEG dishwasher and a built-in larder style fridge and freezer. Further upgrades include larder style pull out cupboards, and inset ceiling spot lighting. This lovely space is completed with the continuation of the smart flooring and double French style doors opening to the wonderful rear garden.

### Downstairs WC

A contemporary matching white two-piece suite comprises: Low level WC and smart hand wash basin with chrome mixer tapware with storage below.

### First Floor

#### First Floor Landing

With open balustrade sweeping round to all first floor rooms.

#### Master Bedroom 12' 1" x 10' 2" (3.68m x 3.10m)

A generous double main bedroom, located to the front aspect offering a lovely view over the Dane Valley in the distance, with a walk in bay window. Ample room for bedroom furniture and completed with smart grey carpets.

#### Bedroom Two 11' 5" x 7' 9" (3.48m x 2.36m)

The second double bedroom is located to the rear aspect, with a tremendous view over the garden and beyond.

#### Bedroom Three 7' 10" x 7' 10" (2.39m x 2.39m)

A good size single bedroom with window to rear elevation, enjoying the same view over the rear aspect.

### Family Bathroom

Stunning, just one part of the renovation is the stylish bathroom, delivering a matching white three piece suite to comprise: Panelled P-shaped bath with mains mixer dual head showers, one fixed drencher style the second a traditional riser shower, completed with eye-catching tiling. Low level WC and vanity style hand wash basin with chrome mixer tapware along with storage below complete the suite. Contrasting tiled flooring and heated chrome towel rail complete the bathroom.



## Externally

### Front Aspect

The property sits elevated back from the road with a sizeable driveway to deliver ample private off road parking. The front boarder garden adds colour with a selection of herbaceous shrubs and plants.

### Rear Garden

A most enviable extensive south westerly facing rear garden. This is a keen gardeners delight and awaits your design and specification. The garden sweeps up to a mature secret garden area with gated access to Northway, providing a short cut into Holmes Chapel. A double width outbuilding provides further versatile space if required.



## 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.

We recommend you check these details with your Solicitor/Conveyancer



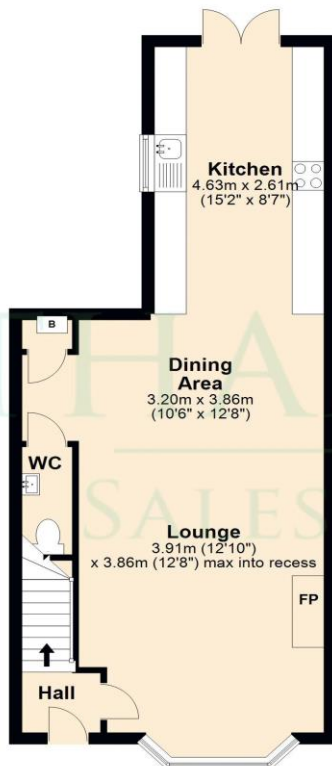


## Directions

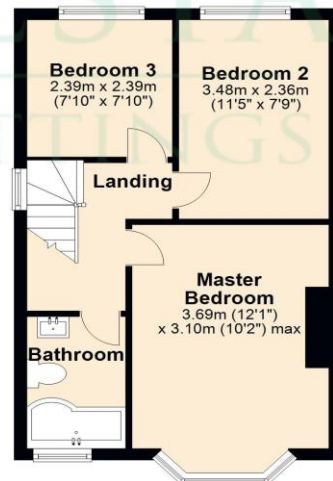
From our Office 16 The Square, Holmes Chapel. CW4 7JZ. Travel north on the A50 in the direction of Knutsford. Crossing over the two mini roundabouts onto Knutsford Road, continue along, where the property can be found on the left hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7DE  
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.