



Spacious Detached Bungalow

Three Good Size Bedrooms

Modern Three Piece Shower Room

Open Plan L-Shaped Lounge/Dinner

Substantial Breakfast Kitchen

Ample Parking & Garage



Introduction

A most deceptively spacious three bedroom detached bungalow set in an attractive plot, ideally located on a small cul-de-sac on the much sought after Ravenscroft development. The property tour starts with a welcoming sizeable hallway, with two storage/cloak cupboards. The substantial L-shaped open plan lounge and dining room occupy the front aspect of the bungalow, a lovely bright space with ample room for all furniture needs. The dual aspect sizeable breakfast kitchen delivers a range of matching units to deliver storage in abundance with ample space for a free-standing breakfast table. The kitchen leads nicely to the conservatory, perfect to sit and enjoy the rear garden. Two double bedrooms are located to the rear aspect, one boasting a range of fitted wardrobes. The third good size bedroom is located to the side aspect, making an ideal home office if required. The accommodation is completed with a modern three-piece shower room and separate guest cloakroom/WC. Externally: The front Garden is mainly laid to lawn with a private driveway to one side to provide ample off-road parking. Double gates open to further parking and give access to the detached single garage. The thoughtfully planted rear garden offers a superb range of established flower borders situated around the central lawn, adding plentiful summer colour. The paved patio delivers an ideal place to sit relax and enjoy this extremely private garden.

This detached bungalow is offered for sale with No Seller Chain Involved.

Viewing Highly Recommended to appreciate the location and accommodation on offer.

EPC Rating – D

Council Tax Band - F - Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway

A most welcoming start to the bungalow, the spacious hallway gives access to the majority of rooms, worthy of note are the two good size cupboards, ideal for coats and airing cupboard.

Open Plan Lounge through Dining Room

Lounge Area 15' 6" x 10' 11" (4.72m x 3.32m)

Located to the front aspect is the bright, airy generous lounge, with bay window allowing natural light to fill the space. The central chimney breast gives the lounge a focal point and home to the feature fireplace with Adams style surround, matching inset and hearth housing a living gas flame coal effect fire. The lounge sits seamlessly open plan to the dining area

Dining Area 9' 0" x 9' 10" (2.74m x 2.99m)

The spacious open plan dining area delivers ample space for freestanding dining furniture with a window overlooking the front aspect and allowing natural light to fill the space.

Breakfast Kitchen 16' 9" x 9' 1" (5.10m x 2.77m)

Enjoying a dual aspect is the well-planned breakfast kitchen, windows sit to both front aspect with a second through to the conservatory. A range of matching wall, drawer and base level units deliver storage in abundance. Contrasting worksurface flows round to provide ample preparation space, and home to the inset one and a half single drainer sink unit with chrome mixer tapware, completed with complimentary splash back tiling. Integrated appliances include: Bosch electric oven with grill, Neff four ring gas hob with Bosch extractor fan over. The utility area delivers space for freestanding white goods and home to the wall mounted Worcester gas central heating boiler. The breakfast kitchen is completed with plentiful space for free standing breakfast table and access to the conservatory.

Conservatory 7' 3" x 9' 1" (2.21m x 2.77m)

Enjoying a view over the rear garden is the half brick-based conservatory with windows to three sides, and double French style doors opening to the garden. An ideal space to sit and enjoy the garden.

Master Bedroom 13' 5" x 11' 0" (4.09m x 3.35m) Max to back of wardrobe

Located to the rear aspect is the main generous sized bedroom, offering a range of mirror fronted wardrobes sweeping round to incorporate the over bed storage units, completed with a matching dressing table.

Bedroom Two 12' 4" x 9' 2" (3.76m x 2.79m)

The second double bedroom is also located to the rear of the bungalow, enjoying a view over the garden.

Bedroom Three 10' 2" x 9' 2" (3.10m x 2.79m)

Located to the side aspect is the versatile third bedroom, currently used as a home office.

Shower Room

Delivering a matching three piece suite to comprise: Double width step in shower unit with easy clean panel walls and mains mixer shower. The vanity unit is home to the hidden cistern WC and hand wash basin, with storage cupboards below. The shower room is completed with complimentary part tiled walls and window to side aspect.

Guest Cloakroom/WC

The separate cloakroom comprises of a matching two-piece suite. The vanity unit is home to the hidden cistern low level WC and hand wash basin. Completed with complimentary part tiled walls.



Externally

Front Aspect

The front garden is mainly laid to lawn with a generous driveway to one side delivering ample private off-road parking. Double gates open to further parking and gives access to the detached single garage.

Garage 16' 9" x 9' 6" (5.10m x 2.89m) Internal Measurement
Up and over front entry door, along with side courtesy door. Completed with vaulted ceiling, light and power points.

Rear Garden

The thoughtfully planted rear garden offers a good degree of privacy. The well stocked established flower beds surround the central lawn, with a front path leading to the timber garden shed. A paved patio provides the ideal space to sit and enjoy the garden.



Location

Holmes Chapel is a popular 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 countryside, ideal for the keen walker with the Dane Valley on the doorstep. Holmes Chapel benefits from two highly regarded primary schools and an outstanding 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 stations. 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 to the mini roundabouts, taking the first exit left onto Middlewich Road, travel along taking the fourth right hand turn onto Bramhall drive, take the first left onto Ravenscroft, then first left into the cul-de-sac. The bungalow can be found on the right-hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7HJ
Viewing Strictly by Appointment



Floor Plan



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.

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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.