



**Enviably Attractive Double Fronted Property**

**Smart Open Plan Dining Kitchen**

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

**Bright Spacious Lounge**

**Three Good Size Bedrooms**

**South Westerly Facing Garden**



## Introduction

A most attractive, double fronted semi-detached three-bedroom property built by Bloor Homes to the Lytellton design to deliver bright, spacious accommodation with open plan dining kitchen and generous lounge, perfect for today's modern-day living with the addition of smart heating installed, enjoying an enviable plot, with a most enviable part walled south westerly facing rear garden. The tour starts with a bright welcoming hallway, giving access to all ground floor rooms. The sizeable lounge enjoys a dual aspect allowing natural light to fill the room with the most pleasant view to the farmland beyond. The well-planned open plan dining kitchen delivers a range of white high gloss units to deliver ample storage space to deliver storage in abundance, along with a range of integrated appliances, whilst the dining area provides plentiful space for furniture all enjoying dual aspect windows, with a view to the front and rear, double French style doors gives access to the rear garden. The ground floor is completed with a smart cloakroom/WC and useful understairs cupboard. The first-floor landing leads to the master bedroom, boasting upgraded double mirror fronted wardrobes and a stylish three piece en-suite shower room. Two further well-proportioned bedrooms are serviced by the smart three-piece family bathroom. Externally: The property enjoys an enviable plot with pretty well-established shrubs and herbaceous plants sitting either side of an inset pathway leading to the main entrance, whilst the substantial lawn area sits to the side tandem style private driveway, which provides ample private off road parking. The rear garden enjoys a south westerly facing aspect, being mainly laid to lawn with inset paved patio area and gated side access to the driveway. A perfect garden for the growing family or keen gardener alike offering a blank canvas, completed with an attractive boundary brick wall to one side. This delightful property is being offered for sale with NO SELLER CHAIN.

EPC Rating B

Council Tax – C – Cheshire East

Tenure - Freehold with a Maintenance Charge

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

The property tour starts with the welcoming entrance hallway, accessed via an attractive composite front door. Doors lead off to lounge, WC and kitchen, whilst turn flight balustrade stairs ascend to the first floor with good sized useful under stairs storage cupboard. Completed with smart heating controls and attractive tiled flooring.

#### Lounge 15' 6" x 10' 9" (4.72m x 3.27m)

This superb, bright lounge sits to one side of the property enjoying dual aspect with windows to both front and side aspects to allow the natural light to flow through with a fabulous view of the green farmyard beyond.

#### Open Plan Dining Kitchen 15' 6" x 8' 11" (4.72m x 2.72m)

A well planned kitchen enjoying a dual aspect with windows to both front and side elevations, the front with a view over the green farmland, along with French doors opening onto the south westerly facing rear garden all allowing further natural light to flow through. The kitchen offers an extensive range of matching white high gloss wall, drawer and base level units providing ample storage space. Contrasting work surfaces flow around to deliver excellent preparation space and housing the upgraded inset one and a half single Carron Phoenix drainer sink unit with chrome swan neck mixer tapware. Integral appliances include: Zanussi four ring gas hob with a Zanussi chrome chimney style extractor over, a single electric fan assisted oven with grill, an integrated larder style fridge/freezer and an integrated washing machine. Completed with the continuation of the stylish tiled flooring.

#### Downstairs WC

Fitted with a matching smart two-piece suite comprising: Low level WC and wall mounted wash hand basin with chrome mixer tapware and complementary splash back tiling.

### First Floor

#### First Floor Landing

Doors leading to the majority of first floor rooms with a further door to useful storage cupboard.

#### Master Bedroom 8' 11" max x 8' 11" (2.72m x 2.72m)

Located to the side aspect is the well-presented main bedroom boasting upgraded mirror fronted double wardrobes fitted within recess area. Completed with smart carpets, neutral decor and access to the spacious en-suite shower room.

#### En-Suite Shower Room

A smart white matching three-piece suite comprising: Double walk in shower unit with complementary tiling and wall mounted mains mixer shower, low level WC and wall mounted hand wash basin with chrome mixer tapware and splashback tiling. Completed with a heated towel rail.

#### Bedroom Two 8' 8" max x 10' 8" max (2.64m x 3.25m)

Located to the front aspect, this lovely second double bedroom enjoys a dual aspect with windows to the front and side aspect allowing the natural light to flow through.

#### Bedroom Three 6' 8" x 10' 8" max (2.03m x 3.25m)

The third bedroom is a versatile room which could be utilised as a home office, located to the rear. Continuation of the neutral decor and smart grey carpets.

#### Family Bathroom

Delivering a modern matching white three-piece suite comprising: Panelled bath with chrome mixer tapware and handheld shower attachment with attractive part tiled walls, low level WC and wall mounted wash hand basin with chrome mixer tapware. Completed with a heated towel rail.





## Externally

### Front Aspect

The property enjoys an enviable plot sweeping round which is mostly laid to lawn garden with pretty herbaceous plants and shrubs to the front of the property. A tandem style driveway sits to the rear of the property, providing ample private off-road parking. Completed with external electrical point.

### Rear Aspect

Enjoying a south westerly facing aspect is the sizeable private rear garden, mainly laid to lawn with paved patio area. Completed with fence and attractive part walled boundaries offering a blank canvas, Ideal for a keen gardener or growing family.



## 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 door step. 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 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.  
A site maintenance charge of £193.70 PA  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer

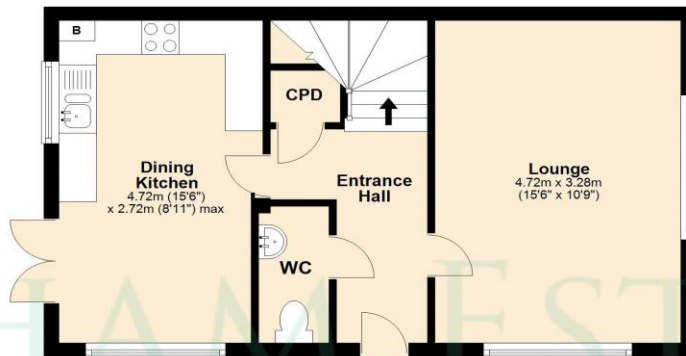


## Directions

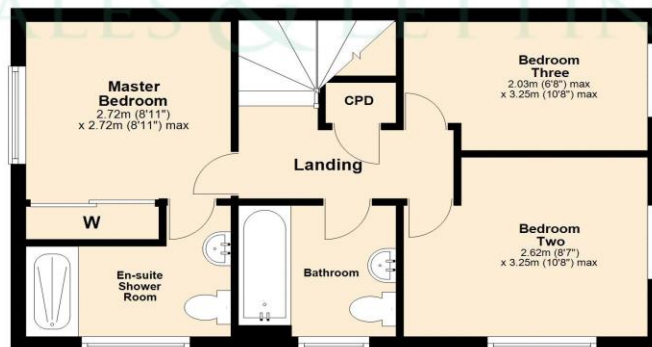
From our office 16 The Square, Holmes Chapel. CW4 7AB, travel south through the village on London Road to the traffic lights, continue through the traffic lights staying on London Road (A50) taking the right hand turn onto Bluebell Road (New Bloor Development). Continue along Bluebell Road, following the road round to the left, continue along where the property can be found on the right hand side. Post Code: CW4 7FX 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.