



Available Mid July 2024

Four Good Size Bedrooms

Stylish En-Suite & Bathroom

Stunning Accommodation Over Three Floors

Smart Open Plan Living Space

Garden & Allocated Parking



Introduction

Available Mid July 2024 A fabulous four bedroom semi-detached property. Set on the sought-after Victoria Mills development in the heart of Holmes Chapel Village, an ideal location within walking distance of the village centre and all local amenities. Built by Anwyl Homes to the Euxton design. The property tour starts with the entrance hallway leading to the cloakroom, utility cupboard and the smart open plan living space. The stylish well-planned kitchen with several built-in appliances sits seamlessly open plan to the dining area, both with eye-catching tiled flooring. The dining area again sits open plan to the lovely bright lounge area with French doors and full height windows overlooking the rear garden. The first-floor landing gives access to three good size bedrooms and contemporary three piece family bathroom, whilst the master bedroom occupies the second floor and delivers a spacious bedroom, walk through dressing area with built in wardrobes and smart three piece en-suite shower room. Externally: The driveway sits opposite the front of the property providing two allocated private parking spaces. The rear garden is mainly laid to lawn with a paved patio area ideal to sit and enjoy the space. Completed with fenced boundaries and gated access to the side.

EPC Rating B

Council Tax Band - D

Available Long Term Only (Minimum 12 Months)

Available Un-Furnished

Sorry No Smokers A Reservation Fee of One Weeks Rents applies £346.15 - Terms & Conditions Apply

A Deposit of one month's rent applies £1,500.00

ACCOMMODATION

Hallway

The good size hallway with smart composite front entrance door, gives access to Cloakroom, Utility cupboard and the open plan living space. Turn flight stairs ascend to the first floor, whilst eye-catching tiled flooring flows through.

Cloakroom/WC

Comprising of a stylish two piece suite comprising: Low level WC and corner hand wash basin with chrome tapware. Completed with vanity mirror and continuation of smart tiled flooring.

Utility Cupboard

Designed to hide away your washing machine, with plumbing and electric, completed with useful shelf and continuation of smart tiled flooring.

Open Plan Living Space 12' 2" x 7' 2" (3.71m x 2.18m)

Located to the front aspect is the well planned open plan kitchen. Delivering a range of stylish navy blue coloured wall, drawer and base level units to deliver ample storage. Contrasting work surface flows round to provide ample preparation space and home to the inset one and a half single drainer sink unit with chrome mixer tapware. A range of appliances include: Built in double oven, five ring gas hob with chrome chimney style extractor over, Integrated larder style fridge freezer and integrated dishwasher. Completed with inset ceiling spot lighting, under unit lighting and continuation of the stylish tiled flooring.

Kitchen Area 12' 2" x 7' 2" (3.71m x 2.18m)

Located to the front aspect is the well planned open plan kitchen. Delivering a range of stylish Mocha coloured wall, drawer and base level units to deliver ample storage. Contrasting work surface flows round to provide ample preparation space and home to the inset one and a half single drainer sink unit with chrome mixer tapware. A range of appliances include: Built in double oven, five ring gas hob with chrome chimney style extractor over, Integrated larder style fridge freezer and integrated dishwasher. Completed with inset ceiling spot lighting, under unit lighting and continuation of the stylish tiled flooring.

Dining Area 7' 0" x 10' 11" (2.13m x 3.32m)

A nice space sitting between the kitchen and lounge, ample space for a dining table, access is given to a sizable under-stairs cupboard. Completed with continuation of the smart flooring.

Lounge Area 11' 10" x 14' 5" (3.60m x 4.39m)

A lovely space sitting open plan to both the dining area and kitchen. Enjoying a view over the rear garden via double French style doors with matching full length windows to both sides, along with two ceiling Velux style skylights all allowing natural light to fill the space. Completed with smart grey carpet and neutral decor.

First Floor Landing

Giving access to three good size bedrooms and family bathroom with open balustrade stairs sweeping to the master suite.

Bedroom Two 9' 0" x 14' 5" (2.74m x 4.39m)

A generous double bedroom located to the rear aspect with built in mirror front double wardrobe.

Bedroom Three 11' 7" x 7' 8" (3.53m x 2.34m)

A third generous bedroom located to the front aspect.

Bedroom Four 8' 2" x 6' 5" (2.49m x 1.95m)

The good size single room is located to the front aspect.

Family Bathroom

Delivering a smart three piece suite to comprise: Panelled bath with chrome mixer tapware, with wall mounted electric shower over and shower screen, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with contemporary part tiled walls, contrasting tiled flooring and wall mounted chrome heated towel rail.

Second Floor Landing

Giving access to the master suite and door to the airing cupboard, home to the Logic gas central heating boiler.



Master Bedroom 12' 3" x 10' 11" (3.73m x 3.32m)

A most interesting room, with feature walk in box dorma style window to the front aspect, ample space for all free standing furniture needs, open plan access is gained to the dressing area.

Master En-Suite

A most stylish well planned en-suite to comprise: Double width step in shower with mains mixer shower. The vanity style unit is home to both the hidden cistern WC and hand wash basin with chrome mixer tapware. Completed with smart part tiled walls, and wall mounted chrome heated towel rail.

Externally

The front aspect delivers two allocated private parking spaces opposite the property. The front garden area, provides a low maintenance garden. The rear garden is mainly laid to lawn with panel fenced boundaries, paved patio area ideal to sit and enjoy the garden. Completed with gated access to the front aspect.



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, several 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.

Tenant Information

EPC Rating B

Council Tax Band - D - Cheshire East

Available Long Term Minimum 12 months

Available Un-Furnished

A Reservation/Holding Fee of One Weeks Rents

£346.15 applies Terms & Conditions Apply

A Deposit of One month's rent applies - £1,500.00

No Smokers



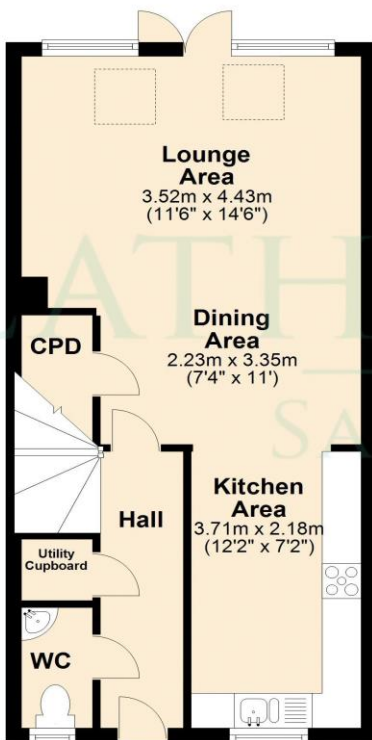
Directions

From our office: 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, after a short distance turn right on to the new Victoria Mills estate, continue straight on and follow the road round towards the left. Then turn left and you will be greeted with a square courtyard where you continue forward and take the next right. The property will be on the right hand side. Sat Nav users: CW4 7GQ

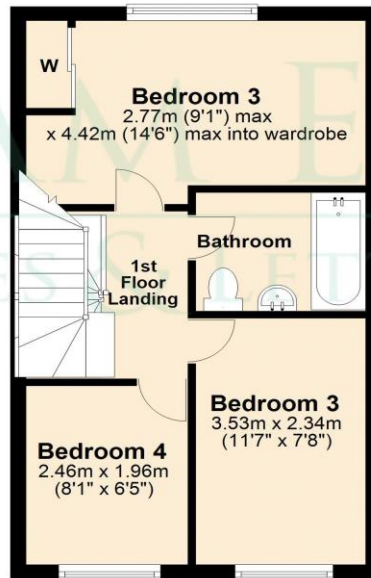
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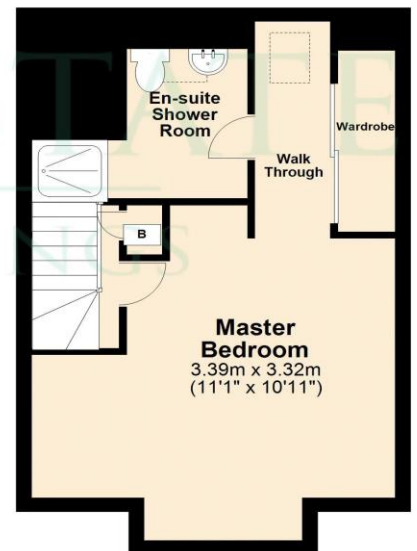
Ground Floor



First Floor



Second 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 TENANTS: 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.