



Pretty Mid-Terrace Cottage

Lounge Full of Charm and Character

Stylish Three Piece Bathroom

Substantial Dining Kitchen

Two Good Size Bedrooms

Parking & Covered Seating Area



## Introduction

**AVAILABLE NOW** An attractive well appointed two bedroom mid terraced cottage, full of character and charm throughout, set in the semi rural hamlet of Sproston, some 1.5 miles west of Holmes Chapel village. Offering deceptively spacious living accommodation. The accommodation starts with a front entrance porch, which leads to the quaint lounge located to the front aspect, with lovely character ceiling beams and mantle, along with raised central feature fireplace. The inner hallway provides access to the stylish ground floor three piece bathroom, along with turn flight stairs ascending to the first floor. The substantial dining kitchen is located to the rear aspect, offering a range of matching units along one wall, leaving ample space for a dining table. The first floor provides two well-proportioned bedrooms. Externally a covered decked seating area is located to the rear of the dining kitchen, perfect to sit and enjoy the south facing aspect. Parking is allocated to the rear of the cottage.

**EPC Rating: E**

**Council Tax - B - Cheshire West**

**Available Long Term Only Minimum 12 Months**

**Available Un-Furnished**

**Sorry: No Smokers**

**A Reservation Fee of One Weeks Rents applies £168.46 - Terms & Conditions Apply**

**A Deposit of one month's rent applies £730.00**

## ACCOMMODATION

### Ground Floor

#### Entrance Porch

Part glazed front access door with Georgian style PVC double glazed windows to both sides, door to lounge.

#### Lounge

*10' 11" x 11' 7" (3.32m x 3.53m)*

Full of character and charm, with feature beam ceiling and smaller matching inset beams. Georgian style PVC double glazed window to front elevation. Central chimney breast with beam mantle houses the raised inset coal effect electric fire. Completed with laminate flooring, glazed door to inner hall and two wall light points.

#### Dining Kitchen

*11' 2" x 11' 7" (3.40m x 3.53m)*

Located to the rear of the cottage is the dining kitchen. Fitted with a range of matching wall, drawer and base level units with complementary work surface over, incorporating single drainer sink unit with mixer tapware. Built in four ring gas hob with electric oven beneath and extractor over. Further work surface area ideal for microwave and kettle. Spaces for washing machine and fridge freezer, are available. Completed with continuation of attractive slate tiled flooring. The vaulted ceiling with inset sky lights allows ample natural light to fill the room, along with two Georgian style windows to rear elevation and half glazed door to rear elevation.

### Inner Hall

Open balustrade turn flight stairs ascend to the first floor with under stairs study area. Completed with attractive slate tiled floor, open to kitchen, door to bathroom and panelled radiator.

### Bathroom

A smart modern three piece suite comprising: Panelled bath with electric wall mounted mixer shower and shower screen. Vanity unit housing hidden cistern low level WC and wash hand basin with chrome mixer tapware, completed with storage cupboard beneath. Wall mounted chrome heated towel rail, lovely complementary tiled walls with inset border, vanity mirror and continuation of attractive slate tiled flooring.

### First Floor

#### Landing

Doors to bedrooms, inset ceiling spot lighting.

#### Bedroom One

*7' 6" x 12' 1" narrowing to 10'11" (2.28m x 3.68m)*

Located to the front aspect with PVC double glazed Georgian style window, beamed ceiling, panelled radiator and inset ceiling spot lighting.

#### Bedroom Two

*9' 7" x 9' 1" (2.92m x 2.77m)*

Located to the rear aspect with PVC double glazed Georgian style window, with built in cupboard housing LPG gas central heating boiler, over stairs storage space, beamed ceiling, and panelled radiator.



## Externally

### Seating Area

A lovely covered decked area, perfect to sit and enjoy the south westerly facing aspect, covered to enable the tenant to enjoy any time, completed with external cold water tap.

### Parking

The gravelled allocated parking space is located to the rear of the cottage, accessed from the external decked patio area.



## Location

Sproston is a small hamlet just west of the neighbouring village of Holmes Chapel. Holmes Chapel provides excellent educational facilities, doctors, and a range of everyday shops, a wider variety of shops can be found approximately 2 miles west in the market town of Middlewich. For the commuter the M6 Motorway junction 18 lies close by, Holmes Chapel railway station provides direct links to both Manchester city centre and Manchester airport.



## Tenant Information

EPC Rating: E Council Tax - B - Cheshire West  
Available Long Term Only Minimum 12 Months  
Available Un-Furnished Sorry: No Smokers A  
Reservation Fee of One Weeks Rents applies £168.46 -  
Terms & Conditions Apply A Deposit of one month's  
rent applies £730.00



## Directions

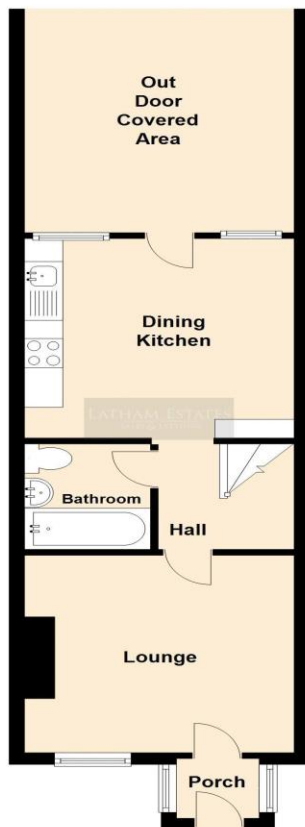
From our office 16 The Square CW4 7AB, travel to the mini roundabouts, taking the first exit left onto Middlewich Road, travel through Holmes Chapel, after approximately one mile, cross over Junction 18 of the M6 motorway, in the direction of Middlewich. After approximately 0.5 of a mile, just before the Fox & Hound public house, the cottage can be found on the left hand side, easily identified by our Latham Estates To Let Board.

Please park to the rear of the cottages.

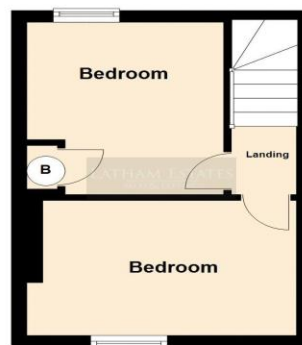
Viewing Strictly by Appointment



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 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.