



Stunning End of Row Property

Generous Bright Lounge

Two Smart En-Suites

Stylish Open Plan Dining Kitchen

Two Double Bedrooms

Private Parking & Garden



Introduction

A most attractive modern end of terrace property, beautifully presented to deliver ready to move into stunning accommodation. Tucked away on a small exclusive development in the lovely semi-rural hamlet of Twemlow. The village of Holmes Chapel being only a short drive away for everyday amenities and the main line train station. The property tour starts with a fabulous open plan dining kitchen delivering a well-planned range of chic grey kitchen units, to provide plentiful storage, along with several built in quality appliances, yet leaving ample space for a dining table. The generous lounge occupies the rear aspect enjoying a view over the low maintenance rear garden. The ground floor is completed with a two piece W/cloakroom. The first floor landing leads to the two double bedrooms both enjoying stylish en-suite facilities, one en-suite bathroom the second a en-suite shower room. Externally: Private off-road parking for two vehicles is located to the front of the property, with gated access leading to the private rear garden, where the generous low maintenance garden can be found. The substantial paved patio provides an ideal place to sit and enjoy the garden.

This lovely property is offered for sale with no seller chain involved.

EPC Rating B

Council Tax Band D - Cheshire East

Tenure - Freehold

ACCOMMODATION

Ground Floor

Open Plan Dining Kitchen

16' 1" x 10' 2" (4.90m x 3.10m)

A fabulous start to the property. The attractive composite front entrance door opens to reveal the excellent open plan dining kitchen, perfect for today's modern living and entertaining. The kitchen sits to one side and offers a range of eye-catching chic grey units to provide plentiful storage. Several quality appliances include: Neff four ring induction hob with angled extractor fan over, integrated Neff hide away door electric fan assisted oven, built in dishwasher and washing machine, along with integrated larder style fridge/freezer. Contrasting granite work surface flows round to deliver ample preparation space with the inset one and a half sink with chrome mixer tapware sitting below the window overlooking the front aspect. The room is completed with underfloor heated stylish tiled flooring, open balustrade stairs ascend to the first floor and Oak doors leading to both the lounge and cloakroom.

Cloakroom/WC

Delivering a matching white two piece suite to comprise: Hidden cistern WC and vanity style hand wash basin with chrome mixer tapware and useful cupboard. Completed with tiled flooring.

Lounge

15' 5" x 14' 0" Maximum Measurements (4.70m x 4.26m)

Located to the rear aspect is the generous lounge enjoying a view over the garden via the sizeable window, which allows natural light to fill the room. Easy access to the rear garden via a smart composite door. Plentiful space is provided for lounge furniture along with a useful walk in storage cupboard. Completed with underfloor heating.

First Floor

Landing

Open balustrade stairs sweeps round to give access to both bedrooms.

Master Bedroom

9' 11" x 14' 0" Maximum into recess (3.02m x 4.26m)

A generous double bedroom located to the front aspect, with two windows allowing in natural daylight. Doors to both en-suite shower room and over stairs cupboard, which is home to the gas central heating boiler.

En-Suite Shower Room

A smart matching three piece suite comprises: Quadrant style corner shower unit with mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish tiled walls, tiled flooring and wall mounted heated towel rail.

Bedroom Two

8' 0" x 14' 0" Maximum Measurement (2.44m x 4.26m)

Located to the rear aspect is the second double bedroom with a lovely view over the rear garden and countryside in the distance. Completed with access to the en-suite bathroom.

En-Suite Bathroom

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



Externally

Front Aspect

The property sits in the corner with block paved private allocated parking for two vehicles, a small lawn area sits to one side, where the gated access can be found.

Rear Garden

A spacious private rear garden mainly laid to lawn with panelled fenced boundaries. The paved patio provides an ideal place to sit and enjoy the garden.



Location

Twemlow is a Small parish nestled in established stunning Cheshire farmland between the Villages of Goostrey and Holmes Chapel. This quiet and peaceful part of Cheshire boasts stunning views, Tranquil walks and natural beauty. Twemlow offers easy road access via the A535 to Holmes Chapel and the A50 can also provide a direct route to Knutsford and other major towns. Goostrey has a few small shops, pharmacy and Mini-market for daily needs. The Parish itself falls under the catchment areas for the local primary's at Goostrey and Holmes Chapel as well as the secondary comprehensive school at Holmes Chapel (Subject to application). Twemlow is most well known for 'The Yellow Broom' Restaurant which draws in people from miles around offering a lunch and evening menu of fine dining.

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

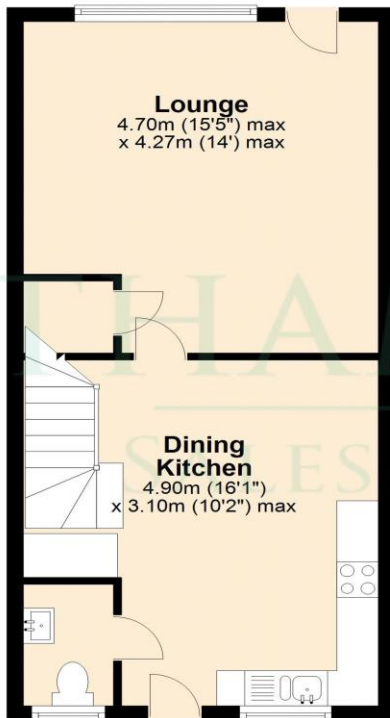


Directions

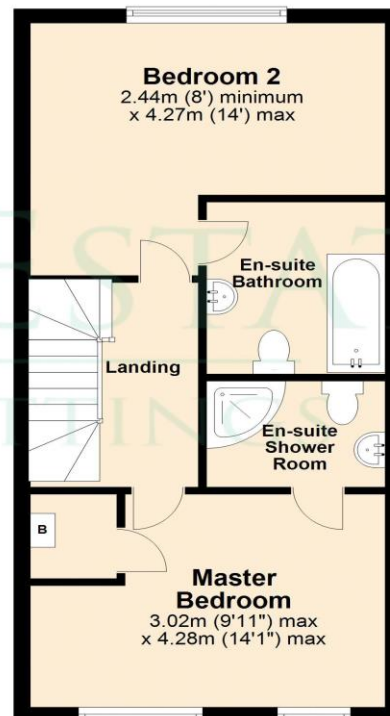
From our office 16 The Square, CW4 7AB, travel north to the mini roundabouts (A50) take the second exit onto Knutsford Road (A50) continue along for approximately 1.2 miles, taking the right hand turn onto Twemlow Lane, continue along Twemlow Lane, shortly after the right hand bend in the road. The property can be found on the left hand side, easily identified by our Latham Estates For Sale Board. Sat Nav users: CW4 8GH
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.