



**Bright Spacious Semi Detached Property**

**Substantial Open Plan Lounge Dining Room**

**Three well Proportioned Bedrooms**

**Extensive Modern Well Planned Kitchen**

**Sizeable Conservatory**

**En-Suite & Family Shower Room**



## Introduction

A beautifully presented three bedroom semi-detached family home, maintained and much improved to a lovely standard offering ready to move into light, bright, airy, accommodation. Situated on the ever popular much sought after Hermitage development. This property tour starts with the entrance hallway with smart laminate flooring flowing through. The spacious open plan lounge through dining room enjoys a lovely view from the patio doors over the pretty landscaped rear garden, the smart laminate flooring continues through. The well planned modern sizeable kitchen offers an extensive range of stylish hand painted Shaker style units to deliver storage in abundance, with contrasting work surfaces delivering excellent preparation space. From the kitchen access is gained to the substantial conservatory, a perfect place to sit and enjoy the lovely garden. The garage has been part converted into two areas, one workshop/utility the second a useful store. The first-floor landing leads to the three well-proportioned bedrooms, the master boasting a modern three piece en-suite shower room and a range of eye-catching fitted wardrobes. The two remaining bedrooms are serviced by a further modern three piece stylish shower room. Externally the property provides ample private off road parking to the front aspect with a pathway leading to the rear garden. The extremely private thoughtfully planned rear garden delivers something for everyone, a central lawn area, slate covered flower beds with inset herbaceous plants, a substantial paved patio area and a raised decked dining area, ideal for summer dining and entertaining. The Hermitage development is located within close proximity to the village centre, being perfect for village life and all your day-to-day requirements. For the keen walker the Dane valley can be accessed from several points on the development. The property lies within catchment of the much sought after Hermitage primary school. (Subject to availability and placement application).

EPC Rating D

Council Tax – D - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Hallway

The hallway, gives access to both lounge and cloakroom, with turn flight stairs ascending to the first floor, a feature part glazed panelled window looks through to the lounge. Completed with attractive laminate flooring.

### Cloakroom/WC

Delivering a matching two piece suite to comprise: Low level WC and wall mounted hand wash basin.

### Open Plan Lounge through Dining Room

19' 8" x 9' 10" (5.99m x 2.99m)

A lovely bright, spacious room located to the rear aspect with sliding patio doors overlooking the pretty landscaped rear garden. A further window sits to the side elevation, both allowing natural light to fill the room. Completed with the continuation of the smart laminate flooring and door to breakfast kitchen.

### Breakfast Kitchen 16' 0" x 8' 3" (4.87m x 2.51m)

A fabulous sized breakfast kitchen delivering an extensive range of matching beautifully hand painted Shaker style wall, drawer and base level units to deliver storage in abundance. Contrasting stylish work surface flows round to provide ample preparation space and a less formal dining area. Appliances include: A five ring gas hob with double width chimney style extractor over and built in double oven with grill, space is available for further appliances. The inset single drainer sink unit with mixer tapware sits below the window looking through to the conservatory. Completed with attractive splash back tiling, contrasting tiled flooring, wall mounted gas central heating boiler and doors to both conservatory and workshop.

### Workshop/Utility 10' 11" x 8' 4" (3.32m x 2.54m)

Originally part of the integral garage this part has been converted into a most useful workshop/Store. However If required this could be restored to the original garage. Completed with light and power.

### Store 4' 7" x 8' 5" (1.40m x 2.56m)

Electric remote roller style garage door, an ideal area for garden equipment.

### Conservatory 10' 9" x 8' 3" (3.27m x 2.51m)

A lovely, versatile space, perfect to sit and enjoy the garden or a formal dining area. With windows to two sides and double French style doors giving access to a patio and garden. Completed with a wall mounted electric heater enabling all year-round use.

## First Floor

### Landing

Turn flight balustrade stairs ascend to the first floor landing where access can be gained to the majority of first floor rooms. Completed with loft access and further door leading to useful airing cupboard housing hot water cistern.

### Master Bedroom 11' 9" x 14' 1" Max to back of wardrobe (3.58m x 4.29m)

Located to the rear aspect is the good size master bedroom with a range of hand painted built in wardrobes to one wall to deliver exceptional storage. Completed with door to en-suite shower room.

### Master En-suite shower Room

The en-suite delivers a matching white three piece suite to comprise: Walk in tiled shower with mains mixer shower, semi-pedestal hand wash basin with chrome mixer tapware and low level WC. Completed with complimentary part tiled walls with mosaic inset detail, contrasting tiled flooring and wall mounted heated towel rail.

### Bedroom Two 11' 9" x 8' 11" (3.58m x 2.72m)

The second double bedroom is located to the rear aspect.



### Bedroom Three 9' 0" x 8' 7" (2.74m x 2.61m)

A very good size third bedroom located to the front aspect, currently used as a home office with a useful cupboard/wardrobe.

### Family Shower Room

The smart three piece shower room comprises: Corner quadrant style step in shower unit with mains mixer shower, semi-pedestal hand wash basin with chrome mixer tapware and hidden cistern low level WC. Completed with stylish part tiled walls with inset mosaic border details and contrasting tiled flooring.

### Externally

Ample private parking with a block paved driveway and second gravelled driveway, a paved pathway leads to the main entrance and side gated entrance. The thoughtfully planned and planted rear garden delivers a high degree of privacy. The sizeable, paved patio and raised decked patio provides the perfect place to sit and enjoy this lovely garden. The central lawn leads to attractive slate covered flower beds with a selection of herbaceous shrubs and plants.



### 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 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

Correct at the time of listing, subject to change

We recommend you check these details with your Solicitor/Conveyancer

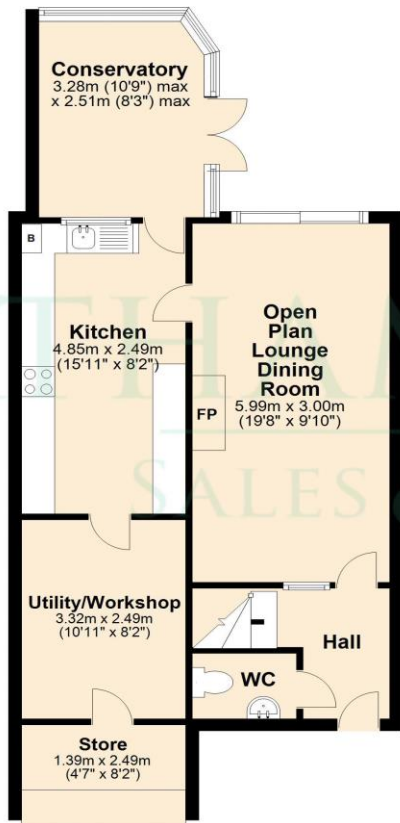


## Directions

From our office: 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, then take the left hand turn onto Hermitage Lane. Carry along taking the second right onto Elm Drive, continue along, taking the second right onto Chestnut Drive, follow the road round to the left, then to the right where the property can be found on the left hand side. Easily identified by Latham Estates For Sale Board. Post



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  
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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.