



Excellent Opportunity

Excellent Village Location

Two Double Bedrooms

In Need Of Modernisation

Spacious Light Dual Aspect Lounge

Fabulous Plot with South Facing Garden



Introduction

Albeit in need of modernising, this is a fabulous opportunity to acquire this two double bedroom mature semi-detached property, set on an enviable plot in an excellent village location, with the village centre being a short flat walk away, perfect for village life. The tour starts with the entrance hallway, where access is gained to the kitchen and spacious lounge. The kitchen is located to the rear aspect with a range of light beach coloured wall, drawer and base units. The lounge enjoys a dual aspect with French style doors opening to gain access to the rear garden and window to front aspect, both allowing ample natural light to fill the space. To the first floor the landing gives access to the two double bedrooms and family bathroom, along with access to the inner hall where stairs ascend to the loft room. Externally: The property enjoys a most enviable plot, as expected from this Era. The front garden is mainly laid to lawn, with an opening ideal for off road parking subject to planning. Gated access leads to the rear, where two brick built out storage buildings are found. The rear garden continues way into the current established shrubs and trees area at the bottom of the garden. The rear garden enjoys a south westerly facing aspect. This opportunity is offered for sale with no seller chain involved. As mentioned, updating is required throughout the property, however with planning and building regulations, an opportunity awaits to gain a third bedroom with the loft room which is accessed by a standard staircase.

EPC Rating E

Council Tax – B – Cheshire East

Tenure - Freehold

ACCOMMODATION

Ground Floor

Entrance Hallway

Giving access to both lounge and kitchen, with stairs ascending to the first floor, completed with window to the side aspect.

Lounge/Diner

19' 5" x 9' 3" Extending to 10'11' (5.91m x 2.82m)
Enjoying a dual aspect is the good size lounge with French style doors opening to the rear garden and window to the front aspect, both allowing natural light to fill the room. Completed with a gas fire home to the baxi boiler.

Kitchen

10' 1" x 7' 0" (3.07m x 2.13m)
Offering a range of light beach coloured wall drawer and base level units with contrasting work surface which is home to the inset single drainer sink unit. The four ring gas hob, sits above the low level electric oven, and below the chimney style extractor. Completed with door to shelved pantry, window to rear aspect and door to side aspect.

First Floor

Landing

Giving access to both double bedrooms, bathroom and inner hall leading to loft room.

Bedroom One

10' 0" x 10' 6" (3.05m x 3.20m)

Located to the rear aspect is the large of the two double bedrooms, with door to airing cupboard housing the hot water tank.

Bedroom Two

9' 0" x 11' 2" (2.74m x 3.40m)

Located to the front is the second double bedroom.

Bathroom

Awaiting your specification, currently offers a three-piece bathroom suite, panelled bath, pedestal hand wash basin and low-level WC. Completed with window to the rear aspect.

Loft Space

Loft: The inner hallway provides stairs ascending to the loft room, a great opportunity subject to planning and building regulations to create a third bedroom or home office, completed with two sky light style windows.



Externally

Front Aspect

Set back from the road, with the garden being mainly laid to lawn, an opportunity awaits to create a driveway, subject to permission to drop the kerb. Gated access leads to the two brick-built storage units.

Rear Garden

Enjoying a south westerly facing aspect, mainly laid to lawn with the garden with a substantial area currently hidden with shrubs and trees.

Outbuilding One 4' 0" x 6' 6" (1.22m x 1.98m)

Two brick-built outbuilding provide extra storage

Outbuilding Two 7' 9" x 6' 6" (2.36m x 1.98m)

Two brick-built outbuilding provide extra storage



Location

Holmes Chapel is a popular sought after 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 Cheshire 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 and subject to change. We recommend you check these details with your Solicitor/Conveyancer.



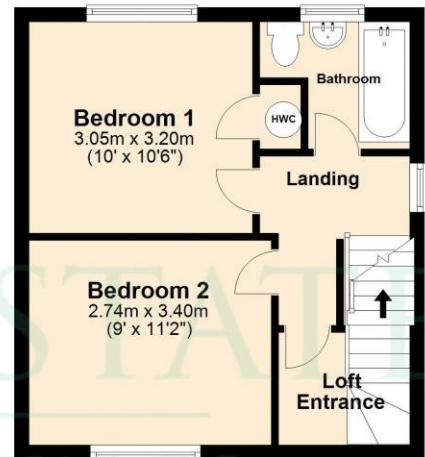
Directions

From our office 16 The Square, CW4 7AB, travel north to the mini roundabouts, taking the third exit onto Macclesfield Road, continue along, taking the first left hand turn onto Hermitage Lane, then take the first left hand turn onto Rees Crescent, where the property can be found on the left-hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7NL
Viewing Strictly by appointment.

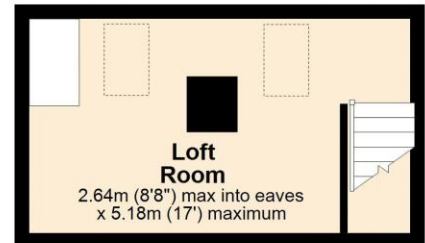


First Floor

Ground Floor



Second 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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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.