

**LATHAM ESTATES**  
SALES & LETTINGS

**London Road  
Holmes Chapel**

**Guide Price £390,000**



**Beautifully Presented Semi-Detached Home**

**Lounge with Lovely Features**

**Stylish Family Bathroom**

**Fabulous Open Plan Family Kitchen**

**Three Good Size Bedrooms**

**Impressive Entertaining Garden Space**



**16 The Square Holmes Chapel, CW4 7AB**  
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**www.latham-estates.co.uk**

## Introduction

A most attractive three bedroom circa 1930's semi-detached property, delivering character in abundance, yet delivering the perfect accommodation for today's modern living with a superb ground floor extension to deliver a fabulous open plan living space, having been much improved and beautifully maintained by the current owners. Situated on one of the sought after roads within the village, to enjoy a non-estate location, yet within striking distance of Holmes Chapel centre, making it ideal for village life. The tour starts with an attractive main entrance door, giving access to the hallway and lounge beyond. The lounge is located to the front aspect with a sizeable bow window allowing natural light to fill the room, keeping in character is the central feature fireplace home to a real fire and stylish wood flooring. The open plan living space is located to the rear aspect delivering an impressive sized dining and family area with a feature circular opening and main opening to the well-planned kitchen area, completed with exposed engineered wood flooring and French doors to the garden. The ground floor is completed with a smart cloakroom/WC. The first-floor landing gives access to three bedrooms two generous doubles and sizeable single bedroom, all serviced by the stylish three piece family bathroom. Externally: The property sits back from the road to deliver a gravelled private driveway providing ample off-road parking. The rear garden has been designed with the growing family and gardening enthusiasts in mind, with a central lawn area and thoughtfully planted established flowerbeds leading to the fabulous hidden patio area. Located at the garden's end, perfect for outdoor gatherings. The L-shaped garden style kitchen has been designed to deliver a fabulous space for a Pizza oven, BBQ and bar, all sheltered under an open pitched roof and completed granite work surfaces. The generous detached garage sits to the rear aspect, having been split to provide a garage area and an additional room that could serve as a home office, gym, or hobby space.

Viewing is a must to appreciate this deceptively spacious beautiful property

Offered For Sale with "No Seller Chain Involved"

EPC Rating – D

Council Tax Band – D – Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Porch

With attractive arched brick detail, leading to the attractive composite main entrance door.

### Hallway

Giving access to the lounge along with stairs ascending to the first floor.

### Lounge

12' 10" Max into bay x 13' 6" Max into recess (3.91m x 4.11m)

Located to the front aspect the generous lounge enjoys a sizeable bow window which allows natural light too to fill the room. The central chimney breast is home to a real fire, with traditional wood surround to add to the character, giving the room a lovely focal point. Completed with eye-catching engineered wood style flooring and door to the open plan living space.

### Cloakroom/WC

Delivering a matching modern, white two-piece white to comprise: Low level WC and corner hand wash basin with chrome waterfall style mixer tapware. Completed with window to the side aspect and continuation of the smart flooring.

### Open Plan Living

Family/Dining Area 17' 10" x 8' 10" Max (5.43m x 2.69m)

Being part of the extension to deliver a superb, spacious, bright, space, designed with today's modern living in mind. A versatile room with ample space for both dining and family area. The smart flooring continues through, along with double French style doors opening to the rear garden. A feature circular opening looks through to the kitchen, whilst a sizable opening keeps the open plan feel.

### Kitchen 14' 4" x 7' 10" (4.37m x 2.39m)

The well-planned kitchen delivers a range of smart light beach coloured wall, drawer and base units to deliver storage in abundance. Contrasting granite work surface flows round to provide ample preparation space and home to the inset one a half single drainer sink unit with swan neck mixer tapware. Sitting pride of place is the Stoves range cooker with seven ring gas hob burners and three ovens, perfect for the keen cook, completed with a Stoves double chimney style extractor over and smart metro style splash back tiling. Natural light fills the dual aspect kitchen with windows to both the side and rear aspect. Completed with feature circular opening to the family area and the continuation of the attractive flooring.

### First Floor Landing

Giving access to the three bedrooms and family bathroom, completed with window to the side aspect.

### Master Bedroom 11' 0" x 8' 10" Max (3.35m x 2.69m)

Located to the front aspect is the generous main bedroom with a sizeable built in double wardrobe, with sliding doors opening to shelving drawer storage and hanging rail space.

### Bedroom Two 11' 10" x 7' 11" (3.60m x 2.41m)

The second double bedroom is located to the rear aspect enjoying a view over the rear garden.

### Bedroom Three 8' 6" x 8' 6" (2.59m x 2.59m)

The generous third bedroom is located to the rear aspect.

### Family Bathroom

Delivering a fabulous three-piece suite to comprise: Panelled tiled bath with Victorian style chrome mixer tapware with handheld shower and fixed mains mixer drencher style shower over with mid-level controls, low level WC and traditional style hand wash basin with chrome tapware. Completed with stylish stone effect tiling.



### Externally

The property sits back from the road with a substantial gravelled driveway to provide ample private off-road parking, raised brick flower beds bring colour to the front aspect. The block paved side access leads to double gates which open to garage and rear garden beyond. The rear aspect delivers something for everyone. The substantial block paved patio delivers a further seating of which to enjoy this lovely garden, along with giving access to the garage and home office. The central lawn with established flowerbeds leads to the hidden entertaining area, where you find the substantial paved patio, providing plentiful space for garden furniture and home to the unique outdoor space occupying the bottom of the garden. The timber framed L-shaped outdoor style kitchen covered to provide all year-round use, with brick-built counters and granite worksurfaces to provide areas for a bar, pizza oven and BBQ, the ideal area for Alfresco dining.

### Garage 15' 4" x 9' 10" (4.67m x 2.99m)

The up and over door gives access with a side courtesy door, completed with light and power and door to home office/Gym.

### Home Office/Gym 9' 8" x 9' 6" (2.94m x 2.89m)

A most versatile room, perfect home office, gym or hobby room, with windows to both rear and side aspects. Completed with



### 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.

### 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, Holmes Chapel. CW4 7AB. Travel south on London Road (A50) continue along London Road through the traffic lights. The property can be found a short way up on your left-hand side, easily identified by our Latham Estates For Sale Board. Property Post Code: CW4 7BG.

Viewing strictly by appointment



Ground 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.