



Stunning Four Bedroom Semi-Detached

Fabulous Open Plan Dining Kitchen

Striking Four Piece Family Bathroom

Two Substantial Reception Rooms

Master Bedroom with En-Suite

Enviably South Westerly Facing Plot



## Introduction

A rare opportunity to own this charming and beautifully extended four-bedroom semi-detached home, originally dating back to the early 1900s. Thoughtfully extended and enhanced by the current owners, this property perfectly blends period character with modern family living. Enjoying an enviable plot, the extensive southwest-facing rear garden provides a stunning outdoor retreat. Ideally located within walking distance of Holmes Chapel village centre, excellent schools, and the mainline train station, this home is perfect for those seeking both convenience and community. Step inside through the entrance vestibule, where the character of this home begins with original tiled flooring and high ceilings. The substantial lounge, featuring intricate original cornicing, a striking walk-in bay window, and ample space for a variety of furniture arrangements. Double doors lead seamlessly into the expansive open-plan dining kitchen, a true heart of the home. Stylish white units, high-quality integrated appliances, and a spacious dining area with French doors overlooking the garden create an inviting and functional space. A versatile additional reception room offers the perfect setting for a family room or second sitting area, complete with patio doors opening onto the garden. The ground floor is further enhanced by a practical utility room, a cloakroom/WC, and internal access to the integral garage. The first-floor landing flows round to four well-proportioned bedrooms. The master suite benefits from a sleek three-piece en-suite shower room, while the remaining bedrooms share a beautifully designed four-piece family bathroom, featuring contemporary fixtures and finishes. Set slightly elevated from the road for added privacy, the front garden is neatly laid to lawn behind an attractive boundary wall. A generous block-paved driveway provides ample off-road parking and leads to the integral garage. Gated side access opens to the impressive rear garden, an ideal space for families and gardening enthusiasts. This south-westerly facing garden is primarily laid to lawn, complemented by raised flower beds for seasonal colour and a substantial paved patio, perfect for alfresco dining and summer entertaining. This exceptional home effortlessly combines character, space, and modern functionality, making it a perfect choice for families and professionals alike, with No Seller Chain Involved.

Viewing is highly recommended to fully appreciate all it has to offer.

EPC Rating – C

Council Tax Band – D – Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Vestibule

With original tiled flooring and arched entrance detail the vestibule gives access to the main hallway.

### Hallway

With notable high ceiling adding to the character. The hallway leads through to the lounge, completed with stairs ascending to the first floor and laminate flooring.

### Lounge 23' 8" x 11' 5" (7.21m x 3.48m)

A fabulous sized lounge, once two rooms now opened to provide a substantial living space with high ceilings, original cornice to the front part and feature walk in bay window which allows natural light to fill the room. Double part glazed doors open to the living kitchen with a further door to the family room.

### Family Room 17' 1" x 8' 0" (5.20m x 2.44m)

A great versatile room located to the rear aspect with sliding patio doors opening to the rear garden, completed with a sizeable understairs cupboard, door to kitchen and laminate flooring.

### Open Plan Dining Kitchen 11' 7" Max x 19' 0" (3.53m x 5.79m)

The heart of any home is the kitchen, this will not disappoint. Designed with today's modern living in mind. The extensive range of smart, white "Shaker" style matching units flow round to deliver storage in abundance, with corner carousel, pull out shelved full height unit and pull-out bin storage. Whilst contrasting sparkle granite work surface sweeps round to provide plentiful preparation space and home to the inset single drainer sink unit with pull-out spray style chrome mixer tapware. Integrated appliances include Neff four ring electric hob, with eye-catching glass mosaic style tiling leading to the chimney design chrome extractor fan. A mid-level Bosch double electric oven with grill sits near the integrated larder style fridge, along with integrated dishwasher. Complimented with smart tiled flooring seamlessly leading to the dining area, where double French style doors open to the rear garden.

### Utility

A great addition to the property with base unit, space for an appliance, contrasting worktop home to the inset single drainer sink unit with mixer tapware. Access is gained to both the garage and ground floor cloakroom/WC, all completed with smart slate style tiled flooring and stable door giving access to the side aspect.

### Cloakroom/WC

Delivering a matching two piece white suite to comprise: Low level WC and vanity unit home to the hand wash basin with chrome mixer tapware, completed with smart part tiled walls and tiled flooring.

### First Floor Landing

Open balustrade sweeps round to give access to all rooms completed with an inset sky light.

### Master Bedroom 9' 6" Minimum x 12' 7" (2.89m x 3.83m)

Located to the front aspect is the good size master bedroom, benefitting from a modern three-piece en-suite shower room.

### Master En-Suite

The smart matching three-piece suite provides a curved corner vanity unit home to the vanity hand wash basin with chrome mixer tapware, low level WC and step in shower cubical with electric shower. Complimented with tiled wall and contrasting tiled flooring.

### Bedroom 2 10' 3" x 14' 8" Max (3.12m x 4.47m)

A fabulous sized second double bedroom located to the front aspect with two windows.

### Bedroom 3 7' 8" x 12' 7" Maximum (2.34m x 3.83m)

Located to the rear aspect, enjoying a view over the garden.

### Bedroom Four 9' 8" x 8' 8" Maximum (2.94m x 2.64m)

Located to the rear aspect, with high ceiling and a view over the rear aspect.



### Family Bathroom

Simply stunning, a great sized main bathroom with a stylish suite to deliver a double ended panelled bath with wall mounted chrome tapware and controls along with a handheld shower. The double width, stylish vanity unit with sensor lighting and two drawers is home to the twin hand wash basins both with chrome swan neck style mixer tapware, low level WC and a fabulous walk in double width shower unit with dual shower heads, one fixed drencher style, the second a traditional riser, with fixed glazed shower screen. This fabulous bathroom is completed with a smart shelved unit for extra storage, eye-catching herringbone style tiled wall, complimented by the remaining smart tiled walls and tiled flooring.

### Externally

#### Front Aspect

Set slightly elevated from the road for added privacy, the front garden is neatly laid to lawn behind an attractive boundary wall. A generous block-paved driveway provides ample off-road parking and leads to the integral garage and main entrance.

#### Garage 15' 1" x 12' 9" (4.59m x 3.88m)

Larger than the average single garage with up and over main entrance door, albeit internal access is available from the utility, home to the gas central heating boiler. Completed with light and power.

#### Rear Garden

This enviable sized south-westerly facing garden is primarily laid to lawn, complemented by raised flower beds for seasonal colour and a substantial paved patio, perfect for alfresco dining and summer entertaining. Completed with brick built garden store.

### 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, cafes, bars and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the doorstep.

Holmes Chapel benefits from two highly regarded primary schools and 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



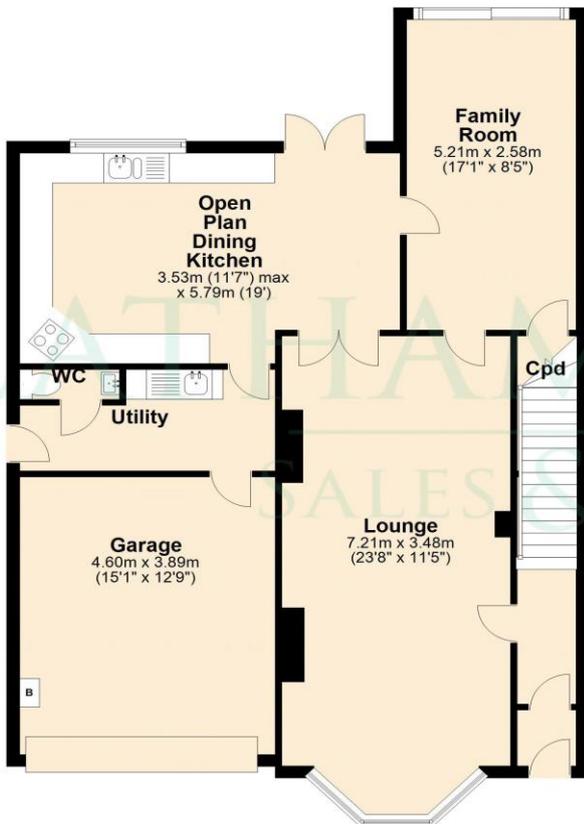
## Directions

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 on the right-hand side, easily identified by our Latham Estates For Sale Board. Property Post Code: CW4 7BD.

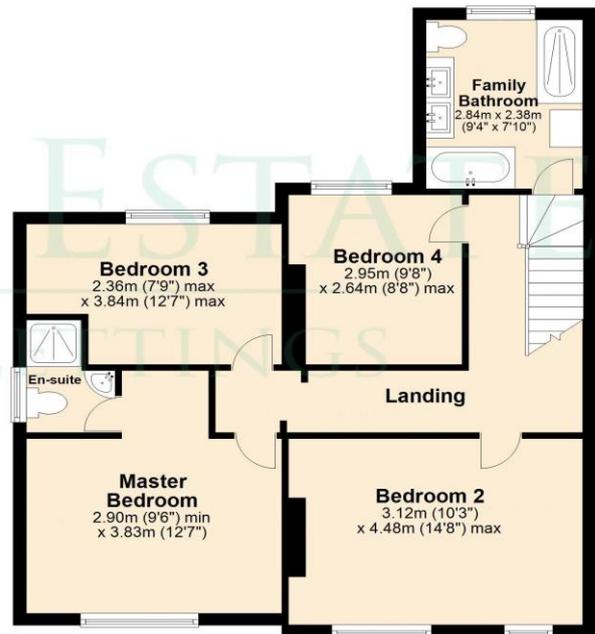
Viewing strictly by appointment



Ground Floor



First Floor



This plan is in NOT to scale. All measurements are approximate only. Created for illustrated purposes only. Plan produced using PlanUp.

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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.