



Detached Family Home

Breakfast Kitchen & Conservatory

Integral Garage & Ample Parking

Two Reception Rooms

Four well Proportioned Bedrooms

Cul-de-Sac location



Introduction

A deceptively spacious four bedroom detached family home, set in a sought-after residential part of Holmes Chapel, with the location being ideal for local schools and a walk into the centre, making this perfect for village life. Albeit in need of some modernisation this is a great opportunity for a buyer to add their own design and signature to the property. The tour starts with the hallway giving access to both the lounge and cloakroom. The lounge enjoys the front aspect with open plan stairs ascending to the first floor, central feature fireplace and opening to the dining room. The dining room leads to both the conservatory and kitchen. The good size bright, airy kitchen enjoys a view over the rear garden, whilst the conservatory provides an ideal space to sit and enjoy the garden. The ground floor is complete with a useful utility area giving access to the side elevation. The first floor landing leads to the four well proportioned bedrooms which are served by the three piece family shower room. Externally the front garden is mainly laid to lawn with a double block paved driveway leading to the integral garage and main entrance. The rear garden has been thoughtfully planted with herbaceous flower beds surrounding the central lawn, the substantial paved patio provides an ideal space to enjoy this south westerly facing rear garden.

This opportunity to buy is available with "No Seller Chain Involved"

EPC Rating – E

Council Tax Band – D – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hall

The Hallway gives access to both the lounge and ground floor cloakroom.

Cloakroom/WC

Delivering a white matching two piece suite to comprise: Low level WC and corner hand wash basin, completed with a window to the front aspect.

Lounge

11' 4" x 14' 1" Both Minimum (3.45m x 4.29m)

The spacious lounge sits to the front aspect with natural light filling the room via the large main window, a central feature fireplace with Adams style surround, matching inset and hearth with electric coal effect fire gives the room a main focal point. The lounge is completed with stairs ascending to the first floor and a double opening flowing through to the dining room.

Dining Room

8' 7" x 9' 5" (2.61m x 2.87m)

The dining room gives access to both the conservatory and kitchen, an ideal opportunity to create an open plan living space with the kitchen (subject to planning and regulations) sliding patio open to the conservatory.

Conservatory

7' 11" x 11' 9" (2.41m x 3.58m)

Enjoying a view over the rear garden, of PVC construction with windows to three sides and double French style doors open to the rear garden

Kitchen

8' 6" x 11' 9" (2.59m x 3.58m)

A good size kitchen awaiting your specification, offering a range of matching wall, drawer and base units for ample storage, contrasting work surface provides plentiful preparation space and a small breakfast bar area. Appliances include: A four-ring gas hob and mid-level double oven with grill. The inset one and a half single drainer sink unit sits below the window overlooking the rear garden.

Utility Room

7' 2" x 4' 2" (2.18m x 1.27m)

Home to the wall mounted gas central heating boiler, a useful wall mounted Belfast sink and sizeable storage cupboard, completed with a door leading to the side aspect.

First Floor Landing

Giving access to all rooms, along with a useful airing cupboard.

Master Bedroom

9' 2" x 13' 7" (2.79m x 4.14m)

Located to the front aspect is the main bedroom with a useful built in single wardrobe.

Bedroom Two

11' 8" x 8' 4" (3.55m x 2.54m)

The second double bedroom is also located to the front aspect, with a useful over the stairs built in cupboard.

Bedroom Three

8' 6" x 9' 5" (2.59m x 2.87m)

Located to the rear aspect, with a built in single wardrobe.

Bedroom Four

8' 5" x 8' 3" (2.56m x 2.51m)

The generous fourth bedroom is located to the rear aspect.

Shower Room

The shower room awaits your specification and currently provides a three piece suite to comprise: Triple width walk in shower unit with electric shower, fixed glass shower screen and easy clean panelled walls, completed with a low level WC and hand wash basin.



Externally

Front Aspect

The front garden is mainly laid to lawn with the private block paved driveway to the side, providing ample private off-road parking, which leads to both the main entrance and integral garage. Completed with gated access to the side and rear aspects.

Garage

19' 11" x 8' 8" (6.07m x 2.64m)

The spacious integral garage is approached via an electric remote controlled main entrance door or side courtesy door. Completed with light and power.

Rear Garden

A lovely thoughtfully designed and maintained rear garden, the central lawn area is surrounded by established herbaceous shrubs and flower beds. The substantial paved patio area provides the ideal place to sit and enjoy the garden.



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, 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

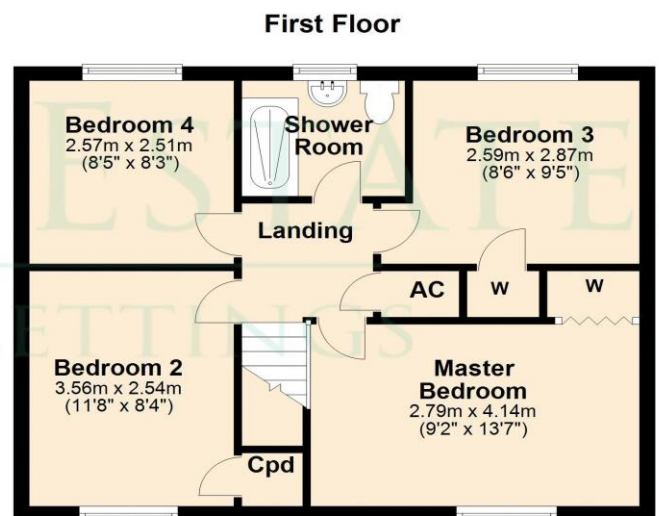
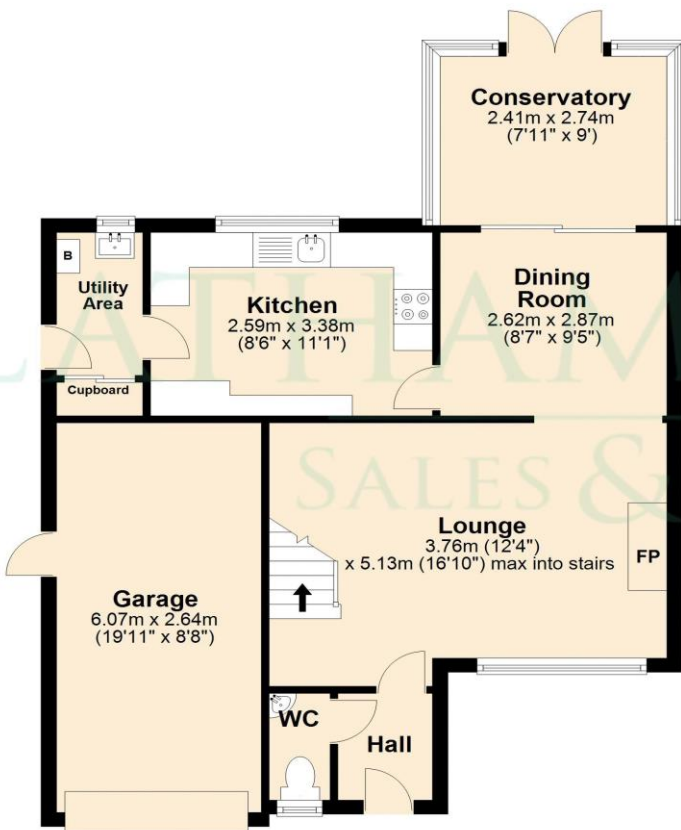


Directions

From our office 16 The Square, Holmes Chapel. CW4 7AB. Travel south on London Road (A50) to the main traffic lights turning right onto Chester Road, take the third left onto St. Andrews Drive, then turn right onto Balmoral Drive, continue along taking the third turning on the right. Where the property can be found on the left-hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7JG
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.