

Montrose Court
Holmes Chapel
Guide Price £475,000



LATHAM ESTATES
SALES & LETTINGS



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.

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INTRODUCTION
This fabulous, detached property has been thoughtfully extended and remodelled by the current owners to create exceptional bright, airy and stylish accommodation that's ready to move straight into. Perfect for the growing family, it offers generous living space, with three reception rooms, four well-proportioned bedrooms, a smart family bathroom and chic en-suite to the master bedroom. Set within a desirable, established cul-de-sac just a short walk from our highly regarded schools and the village centre, making it ideal to enjoy all that Holmes Chapel has to offer. In more detail: The entrance vestibule is ideal for coats and shoes and leads into a main hallway, where you'll also find a convenient ground-floor modern WC. The heart of the home is the impressive, extended L-shaped lounge, showcasing engineered oak flooring flowing through, along with a central inset cast iron multi-fuel burner a perfect focal point for cosy evenings. The dining room has also been extended to create a spacious, open-plan dining and family area, with bi-fold doors that open onto the rear garden, blending indoor and outdoor living. This lovely room is also complimented with the smart engineered oak flooring for a cohesive and stylish finish. The kitchen enjoys views over the beautifully landscaped garden and features a range of light grey wall, drawer, and base units offering excellent storage, complemented by high-quality built-in appliances, including a Neff hide-and-slide electric oven and Bosch dishwasher. A separate utility room provides further space for freestanding appliances and includes a useful pantry cupboard. The ground floor accommodation is completed with a bright spacious study, a most versatile room with a range of smart built in storage units to one wall, ideal for home working, playroom or hobby space. The first-floor landing gives access to all four generous bedrooms, with a useful airing cupboard. The master bedroom has been extended to offer an exceptional space with built in smart wardrobes to one wall to provide ample hanging rail and shelving space. The master bedroom is served by a modern, three-piece en-suite shower room. The remaining three generous bedrooms are served by a stylish three piece family bathroom with electric shower over the bath. Externally. The front aspect delivers a block paved driveway for ample private off-road parking. Whilst the beautifully planted garden delivers year-round colour with a variety of herbaceous plants and shrubs. The south-westerly rear garden is a true highlight, designed to suit both relaxing and entertaining. A block-paved path sweeps around to a sizeable, natural stone paved patio, ideal for summer alfresco dining. The central lawn is surrounded by thoughtfully planted flower beds, creating a tranquil, family-friendly outdoor space. Completed with access to one of the two external timber stores, a useful separate workshop and gated access to the front aspect. This superb home is offered with "No Seller Chain Involved" making it an exceptional opportunity in one of Cheshire's most desirable villages.

Awaiting EPC
Council Tax Band – D – Cheshire East
Tenure – Freehold

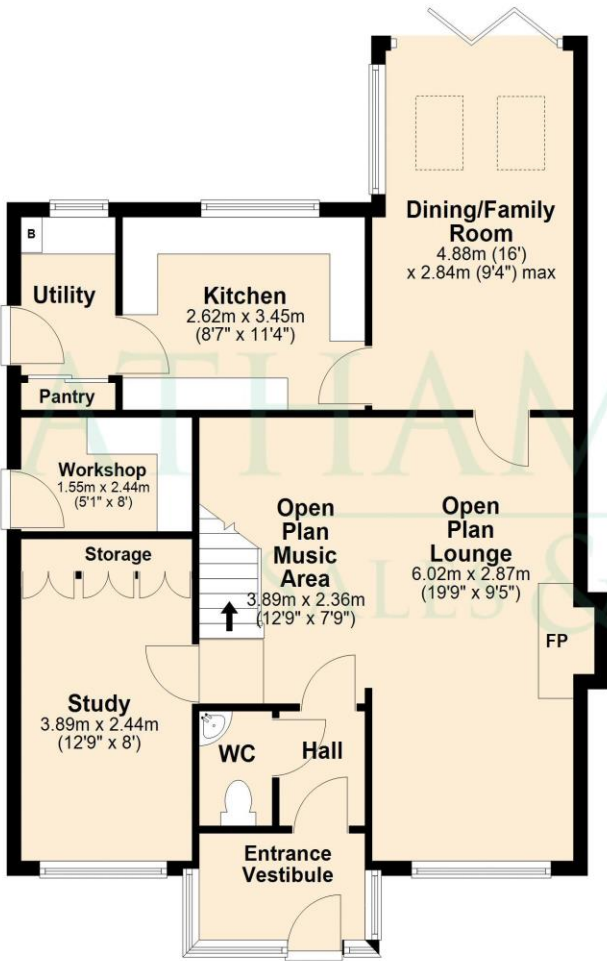
ENTRANCE VESTIBULE 4' 9" x 6' 7" (1.45m x 2.01m)	DINING/FAMILY ROOM 16' 0" x 9' 4" Max (4.87m x 2.84m)	MASTER EN-SUITE 7' 4" x 5' 11" (2.23m x 1.80m)
HALLWAY 5' 1" x 4' 0" (1.55m x 1.22m)	KITCHEN 8' 7" x 11' 4" (2.61m x 3.45m)	BEDROOM TWO 11' 0" Max x 9' 5" Max (3.35m x 2.87m)
WC 4' 11" x 2' 7" (1.50m x 0.79m)	UTILITY ROOM 8' 8" into Pantry x 4' 2" (2.64m x 1.27m)	BEDROOM THREE 11' 8" x 8' 5" (3.55m x 2.56m)
OPEN PLAN LOUNGE 19' 9" x 9' 5" (6.02m x 2.87m)	STUDY 12' 9" x 8' 0" (3.88m x 2.44m)	BEDROOM FOUR 8' 5" x 8' 5" (2.56m x 2.56m)
OPEN PLAN MUSIC AREA 12' 9" x 7' 9" (3.88m x 2.36m)	MASTER BEDROOM 17' 7" Max into Wardrobes x 13' 8" Maximum (5.36m x 4.16m)	FAMILY BATHROOM 5' 4" x 7' 2" (1.62m x 2.18m)



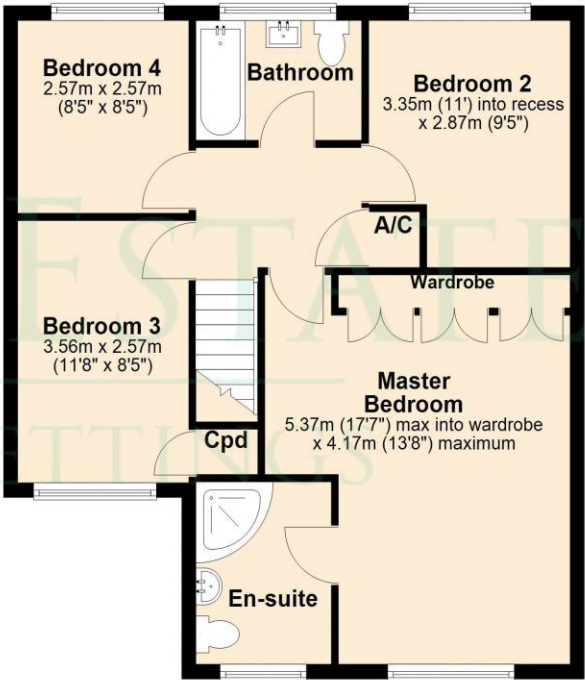
Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the North West motorway network.

Ground Floor



First Floor



Total area: approx. 158.5 sq. metres (1705.6 sq. feet)
This plan in NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems or appliances have NOT been tested and no warranty can be given as to their working order.