

# LATHAM ESTATES

SALES & LETTINGS

Eastgate Road  
Holmes Chapel

Guide Price £250,000



Beautifully Presented Semi-Detached Bungalow

Bright, Spacious Lounge

Three piece Wet/Shower Room

Two Good Size Bedrooms

L-Shaped Dining Kitchen

Fabulous South Facing Rear Garden



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## Introduction

A most well-presented semi-detached bungalow, maintained to an exceptional standard. Set on the ever-popular Eastgate Road development, this beautifully maintained semi-detached bungalow offers stylish and comfortable living within walking distance of Holmes Chapel village centre, ideal for those seeking a relaxed village lifestyle. The property has been cared for to an exceptional standard and occupies a generous plot with immaculately kept gardens to the front and rear. Upon entering, a welcoming hallway with a useful double storage cupboard provides access to both the kitchen and lounge. The L-shaped kitchen benefits from a dual aspect, allowing natural light to fill the space, and is fitted with a range of matching units with space for freestanding appliances. The bright, airy lounge is positioned to the front of the home and enjoys a lovely view over the neatly maintained front garden. A central feature fireplace creates a warm and inviting focal point. From the inner hallway, access is provided to both bedrooms and the modern shower/wet room. The main bedroom is thoughtfully designed and includes a range of built-in wardrobes and a dressing table. The second bedroom, currently used as an additional sitting room, enjoys double French doors that open directly onto the generous south-facing rear garden, bringing the outside in. The accommodation is completed with a three-piece shower/wet room, offering both style and practicality. Outside, the property is set behind a low-level boundary wall, with the front garden mainly laid to lawn. An extensive driveway runs to the side of the property, providing ample off-road parking and leading to a detached single garage. The south-facing rear garden is a true highlight, perfect for keen gardeners, with a central lawn, established flower beds, and a charming timber summerhouse nestled at the bottom, an ideal spot to unwind and enjoy the sunshine.

Offered For Sale with "NO Seller Chain Involved"

Awaiting EPC Rating

Council Tax Band – C – Cheshire East

Tenure - Freehold with a Rent Charge

## ACCOMMODATION

### Entrance Hallway

A bright and welcoming entrance hallway provides access to both the lounge and dining kitchen. It also features a practical double cupboard, ideal for storing coats and everyday essentials.

### Dining Kitchen

*L-Shaped 13' 0" Reducing to 5.10" x 10' 7" Reducing to 6"10"(3.96m x 3.22m)*

This well-planned, L-shaped dining kitchen offers a range of matching units that provide ample storage, along with several spaces for freestanding appliances. With dual-aspect windows, the room is filled with natural light, making it a pleasant and practical space for both cooking and dining.

### Lounge

*15' 10" x 8' 0" (4.82m x 2.44m)*

Situated at the front of the property, the lounge enjoys views over the manicured front garden. A central feature fireplace provides a warm and attractive focal point, enhancing the room's cozy appeal.

### Inner Hallway

The inner hallway leads to both bedrooms and the shower/wet room. It includes a shelved airing cupboard, offering additional convenient storage.

### Master Bedroom

*8' 10" Min to Wardrobes x 10' 8" reducing to 7"8" (2.69m x 3.25m)*

Located at the rear of the property, the main bedroom features a range of thoughtfully designed built-in wardrobes and a matching dressing table, combining style and practicality.

### Bedroom Two/Second Sitting Room

*7' 8" x 10' 8" (2.34m x 3.25m)*

Currently used as a second sitting room, this versatile space benefits from double French-style doors that open out to the rear garden, making it ideal as either a bedroom or a peaceful garden room.

### Shower/Wet Room

Fitted with a three-piece suite comprising a walk-in wet room-style shower with wall-mounted electric shower, low-level WC, and pedestal hand wash basin. Finished with complementary tiled walls.



### Externally

Set on a generous plot, the bungalow boasts a low-level boundary wall at the front, with a neatly maintained lawn. A spacious driveway provides ample private off-road parking and leads to a detached single garage. The south-facing rear garden is a true gardener's delight, mainly laid to lawn with established flower beds, a paved patio area, and a timber garden summer house, offers the perfect spot to relax and enjoy the garden.

### Garage

24' 0" x 9' 4" (7.31m x 2.84m)

The detached garage sits to the side of the rear garden, with remote electric roller entry door. Completed with courtesy door and window.

### Tenure

We have been informed the property is Freehold with a  
Rent Charge: £13.50 PA  
Correct at the time of listing and subject to change.  
We recommend you check these details with your  
Solicitor/Conveyancer.



### Location

Holmes Chapel is a sought-after village nestled in the picturesque Cheshire countryside, offering the perfect blend of rural charm and modern convenience. The vibrant village centre features a variety of shops, from independent boutiques to well-known high street names, catering to all your daily needs. Surrounded by beautiful landscapes, Holmes Chapel is a haven for walkers and nature lovers, with the scenic Dane Valley right on its doorstep. Families are well served by two highly regarded primary schools and a popular secondary school, making it a great place to settle down and raise children. The village also boasts a welcoming social scene, with a selection of pubs and restaurants both in the village and the surrounding area. For commuters, Holmes Chapel railway station offers regular connections to Manchester, Manchester Airport, and Crewe, linking easily with the national rail network. The M6 motorway (Junction 18) is also close by, providing convenient access to the North West's major roadways. Whether you're looking for a peaceful lifestyle or a well-connected base, Holmes Chapel is a wonderful place to call home.





## Directions

From our office 16 The Square, CW4 7AB. Travel South to the main set of traffic lights, turn left onto Station Road. Take the next left onto Sandiford Road, the turn right onto Eastgate Road, where the bungalow can be found on your right-hand side. Easily identified by our Latham Estates For Sale Board Post Code: CW4 7BN  
Viewing Strictly by Appointment



Floor Plan



Total area: approx. 74.7 sq. metres (804.1 sq. feet)

This plan is 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.

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.