

LATHAM ESTATES

SALES & LETTINGS

West Way
Holmes Chapel

Guide Price £350,000



Deceptively Spacious Family Home

Bright Dual Aspect Lounge

Modern Family Bathroom

Fabulous Open Plan Kitchen

Three Generous Bedrooms

South Westerly Facing Rear Garden



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Introduction

Deceptively Spacious Three-Bedroom Family Home in Sought-After Village Location Situated on the much sought after West Way development in the beautiful Cheshire village of Holmes Chapel. This three double bedroom mid-terraced property offers a deceptively spacious and ready-to-move-into family home. Located just a short, level walk from the village centre and within easy reach of both the highly regarded primary and secondary schools, it presents the perfect opportunity to enjoy all the benefits of village life. The property opens with a welcoming and generous entrance hallway, featuring stylish wood-effect flooring that continues seamlessly into the lounge and extended family kitchen. The dual-aspect lounge is bright and airy, with windows to both front and rear allowing natural light to flood the space. At the heart of the home is the impressive extended dining kitchen, perfect for modern family living. The kitchen area boasts a sleek range of white units offering ample storage, while the spacious open-plan dining and family seating area enjoys views over the south-facing rear garden through the double French doors, making it ideal for entertaining and everyday family life. A turn flight staircase ascends to the first floor, where you will find three generously sized double bedrooms, including a master bedroom complete with a full wall of built-in wardrobes. The accommodation is completed by a contemporary three-piece family bathroom. Externally: To the front, a double-width private driveway provides ample off-road parking, with inset flower beds. The rear garden enjoys a south westerly facing aspect and thoughtfully landscaped, featuring a central pathway, established flower beds, and a generous paved patio area ideal for summer dining and entertaining. Two brick-built outbuildings offer excellent additional space one currently fitted as a gardener's WC and the other providing useful storage or potential workshop space. To the rear of the garden, a substantial timber-built garden room offers flexible use as a home office, studio, or leisure room. A peaceful retreat that overlooks the garden back towards the house.

Awaiting EPC

Tenure - Freehold

Council Tax - C - Cheshire East

ACCOMMODATION

Ground Floor

Entrance Hallway

A most welcoming hallway with smart part glazed doors leading to both dining kitchen and lounge. Completed with attractive laminate flooring, balustrade turn flight staircase ascending to the first floor sweeping past the built-in mirror fronted double storage cupboard housing the Worcester combination gas fire central heating boiler.

Lounge 17' 7" Maximum x 10' 3" Minimum (5.36m x 3.12m)

A bright spacious lounge enjoying a dual aspect with windows to both front and rear aspects allowing ample natural light to fill the room. The central chimney breast would be perfect for a feature fire, completed with the continuation of the attractive wood effect laminate flooring.

Open Plan Dining Kitchen

20' 7" x 10' 11" Max (6.27m x 3.32m)

Kitchen Area 10' 6" x 11' 11" (3.20m x 3.63m)

The well-planned kitchen offers a comprehensive range of matching white wall drawer and base units, delivering an abundance of storage, whilst contrasting butchers block patterned work service flows round to give plentiful preparation space and home to the inset one and a half ceramic single drainer sink unit with Matt black mixer tapware. The extensive range of integrated appliances include: Smeg four ring gas hob with pull out extractor over and Smeg electric oven below. A bank of matching fitted units is home to a further mid-level electric oven with warming drawer and built in microwave oven, along with a unit to hide a larger style fridge. The appliances continue with a built-in slim line dishwasher. All complimented by smart splash back tiling and the continuation of the attractive flooring flowing through to the dining area.

Dining Area 9' 1" x 10' 5" (2.77m x 3.17m)

A lovely space for formal and everyday dining, slightly separated from the kitchen with a mid-level dividing wall, natural light fills the space via French doors to the rear garden and a further door and window to the patio area.

First Floor

First Floor Landing

A bright spacious landing with a window to front elevation and doors to all first floor rooms. Completed with loft access to part boarded loft with lighting.

Master Bedroom 10' 6" x 13' 4" Min to front of Wardrobe 3.20m x 4.06m)

Located to the rear aspect is the generous main bedroom with a range of fitted mirror fronted wardrobes occupying one wall, offering ample hanging rails and storage shelving.

Bedroom Two 10' 5" x 11' 0" (3.17m x 3.35m)

The second generous double bedroom is located to the rear aspect. Ample space is given for free standing furniture.

Bedroom Three 6' 8" x 12' 6" (2.03m x 3.81m)

A super sized third bedroom, which is located to the front aspect.

Family Bathroom

A smart modern family bathroom, fitted with a matching white three-piece suite with contrasting black fitted furniture comprising: Panelled Zanussi style bath with chrome waterfall style mixer tapware, wall mounted electric shower over and shower screen. The contrasting vanity unit is home to the white hand wash basin with chrome waterfall style mixer tapware, along with drawer storage below and the hidden cistern low level WC. Completed with complimentary part easy clean panelled walls, wall mounted black heated towel rail and attractive flooring.

Externally

Front Aspect

The double tarmac driveway delivers ample private off road parking completed with inset corner flowerbeds and gated access to the rear aspect.



Rear Garden

A beautifully planned south westerly facing private rear garden with an array of fabulous shrubs, ornamental trees and herbaceous plants, giving eye-catching colour. A central gravelled pathway leads to the garden/home office, with low maintenance artificial grass to either side, a timber pergola sits to one side to provide a further seating area next to the ornamental pond. A further paved patio area is ideal for summer dining and entertaining, along with giving access to the brick built outbuildings.

Garden Room / Home Office 8' 8" x 13' 5" (2.64m x 4.09m)

A fabulous versatile addition to the property, perfect to suit today's needs to work from home. Insulated walls and ceiling. Completed with light and power, double doors and twin windows to allow natural light to flood in.

Garden WC 3' 1" x 6' 6" (0.94m x 1.98m)

Low level WC, window to side aspect.

Brick Built Garden Store/Workshop 11' 2" x 6' 6" (3.40m x 1.98m)

Perfect garden store or workshop, window to rear aspect completed with light and power.



Location

Holmes Chapel is a highly sought-after village in Cheshire, known for its attractive centre and strong sense of community. The village offers a wide range of day-to-day amenities, including a mix of independent shops and well-known high street brands. Surrounded by beautiful Cheshire countryside, it's 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 good selection of pubs and restaurants, both in the village and nearby, add to the area's appeal. Holmes Chapel is well connected for commuters, with a local railway station offering regular services to Manchester, Manchester Airport, and Crewe mainline station. The North West motorway network is also easily accessible via Junction 18 of the M6.

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



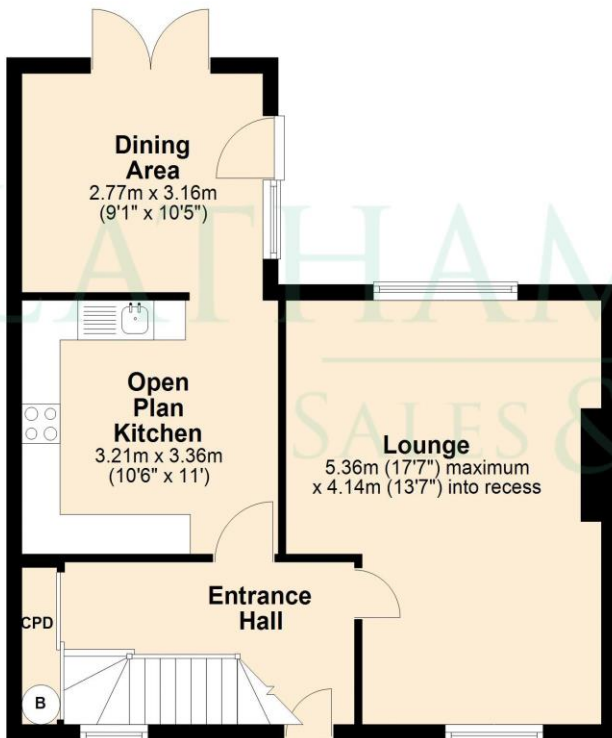
Directions

From our office 16 The Square, CW4 7AB continue south on London Road, travelling to the main set of traffic lights. Turn right onto Chester Road, take the second turning on the right onto West Way continue along, where the property can be found on the right hand side easily identified by our Latham Estates for sale board.

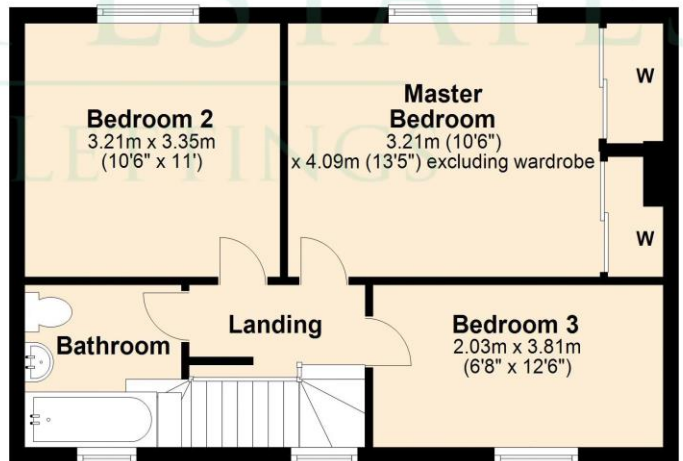
Post Code: CW4 7DH Viewing Strictly by Appointment



Ground Floor



First Floor



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.