



Available To View Now !!!!!

Three Good Size Bedrooms

Two Bathrooms (One En-Suite)

Semi Detached Property

Open Plan Kitchen Diner

Ample Private Parking



Introduction

Available To View Now !!! Spacious three bedroom Semi-Detached Property. Tucked away in a quiet corner of the ever-popular Brooklands development on the edge of Holmes Chapel village, this bright and spacious three-bedroom semi-detached property offers stylish accommodation with delightful views over the Cheshire countryside to the rear. Upon entering, you're welcomed by a hallway that leads to the spacious lounge and a convenient ground floor cloakroom/WC. The lounge, situated at the front of the property, features a charming walk-in box bay window that overlooks the central open green. The heart of the home is the impressive dining kitchen to the rear, fitted with a range of matching white units providing ample storage. A high-level breakfast bar divides the kitchen and dining area while offering additional cupboard space below. French doors open onto the private rear garden, creating a seamless indoor-outdoor flow. The first-floor landing leads to the master bedroom, complete with a sleek en-suite shower room. Two further well-proportioned bedrooms share a modern family bathroom, fitted with a contemporary three-piece suite. Externally: Off-road parking wraps around the side of the property and comfortably accommodates two vehicles. The rear garden is mainly laid to lawn for easy maintenance, complemented by an extended paved patio ideal for outdoor entertaining or relaxing in the peaceful surroundings.

EPC Rating B

Council Tax Band - C - Cheshire East

A Deposit of one month's rent applies £1,400.00

A Reservation Fee of One Weeks Rents applies £323.08 Terms & Conditions Apply

Sorry No Smokers

Available Long Term Only Minimum 12 months

Available Un-Furnished

ACCOMMODATION

Ground Floor

Hall

Access is gained to both the lounge and ground floor cloakroom/WC.

Cloakroom/WC

White matching two piece suite comprising: Low level WC and pedestal hand wash basin with chrome mixer tapware.

Lounge 13' 7" x 8' 8" Extending to 15'9" into stairs (4.14m x 2.64m)

A bright spacious lounge located to the front aspect with a feature walk in box bay, providing a view over the open green. The lounge is completed with turn flight balustrade stairs ascending to the first floor, with useful understairs cupboard.

Open Plan Dining Kitchen 10' 9" x 15' 9" (3.27m x 4.80m)

Kitchen Area

A fabulous open plan dining kitchen located to the rear aspect, offering an array of matching white wall, drawer and base units sweeping round to the central high level breakfast bar, with further base unit storage, all providing extensive storage. Contrasting work surface delivers excellent preparation space and houses the inset one and a half single drainer sink unit with chrome mixer tapware, situated below the window overlooking the rear garden. Integrated appliances include: Zanussi electric fan assisted oven with grill and four ring gas hob with chimney style extractor over.

Dining Area

Sitting open plan to the kitchen area with ample space for free standing dining furniture, completed with French style doors opening onto the rear garden.

First Floor

Landing

Giving access to all rooms, along with access to shelved airing cupboard housing hot water cylinder.

Master Bedroom 9' 1" x 12' 2" (2.77m x 3.71m)

Located to the front aspect, completed with useful built in storage cupboard and door to en-suite.

Master En-Suite

A smart white matching three piece suite comprising: corner walk in shower unit with mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish tiled walls.

Bedroom Two 8' 9" x 9' 0" (2.66m x 2.74m)

A further good size bedroom, located to the rear aspect.

Bedroom Three 8' 9" x 6' 6" (2.66m x 1.98m)

A good size single bedroom located to the rear aspect.

Family Bathroom

Providing a matching white three piece suite comprising: Panelled bath with chrome mixer tapware, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with smart part tiled walls and wall mounted heated towel rail.



Externally

The front aspect provides a sweeping driveway, leading to the side of the property, to deliver ample private off road parking for two vehicles. Whilst the rear garden is mainly laid to lawn, with good size paved patio and pathway leading to the gated access. The rear garden enjoys a high degree of privacy, with panelled boundary fencing.

Tenant Information

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Location

Brooklands development sits on the edge of the village, within close proximity of the village centre and all amenities, along with Holmes Chapel train station. Holmes Chapel is a popular sought after 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 Cheshire 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, a number of 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.

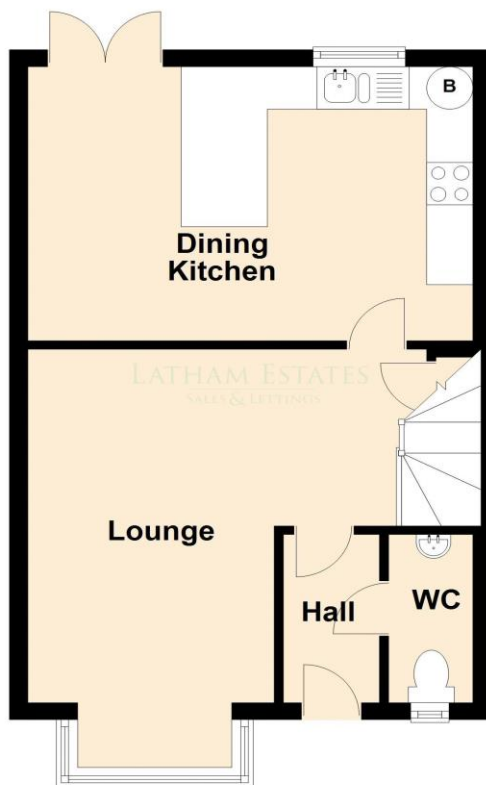


Directions

From our office 16 The Square, CW4 7AB. Travel south on London Road (A50) to the main traffic lights, turn left onto Station Road, continue along past Holmes Chapel railway station, then straight ahead at the roundabout (second exit). Take the next right onto Severn Way, take the first left onto Dee Avenue and follow the road round turning right, then immediate left on to Eden Grove. where the property can be found on the left hand side, tucked away in the corner, easily identified by our Latham Estates To Let Board. Viewing strictly by appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.