

LATHAM ESTATES

SALES & LETTINGS

Danefield Road
Holmes Chapel

Guide Price £390,000



Detached Property With Stunning View
Generous Lounge Through Dining Room
In Need Of Modernisation

Three Good Size Bedrooms
Excellent Village Location
Detached Garage & Parking



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Introduction

A Fantastic Opportunity to Create Your Dream Home in a Prime Location

Set on the ever popular Danefield Road, this three bedroom detached property boasts spectacular views over the Dane Valley and Cheshire countryside, while offering easy access to the heart of Holmes Chapel, ideal for embracing village life. Although in need of modernisation, the property has already been thoughtfully extended, creating generously proportioned reception rooms and larger-than-average bedrooms, providing the perfect canvas for your own design and vision. In More Detail: A spacious entrance hallway welcomes you into the home, leading to both the lounge and kitchen. The substantial open plan lounge and dining area enjoys a dual aspect, flooding the space with natural light. French doors open onto the rear patio, perfectly framing the far-reaching countryside views. The kitchen has also been extended and presents a blank canvas, ready for you to design and finish to your own taste and specification. The first floor landing leads to three well-proportioned bedrooms, with both double rooms having been extended to offer enhanced space. A separate bathroom and WC complete the first floor. Externally: The block paved driveway provides ample off-road parking and leads to a detached single garage. The generous rear garden is mainly laid to lawn with established flower beds and an open rear boundary to fully appreciate the uninterrupted views over the Dane Valley and farmland beyond. A large patio area offers the perfect spot to relax and soak in the scenery. This is a rare opportunity to purchase a home in a sought-after location with excellent potential, ideal for buyers looking to add value and tailor a property to their personal style, with No Seller Chain Involved.

NB: The Property benefits from Solar Panels.

Awaiting EPC

Council Tax – D – Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway 13' 1" x 6' 5" (3.98m x 1.95m)

A bright and generously proportioned hallway gives access to both the lounge and kitchen, with stairs rising to the first floor.

Open Plan Lounge Through Dining Room

Lounge Area 12' 4" x 14' 4" Max into Extension (3.76m x 4.37m)

Situated at the front of the property, the lounge area benefits from a large window that floods the room with natural light. Within the extension sits the central fire with exposed brick surround and matching display plinths, housing a coal effect living flame gas fire.

Dining Area 10' 8" x 12' 7" (3.25m x 3.83m)

Sitting open plan to the lounge, the spacious dining area has been extended to the side and features French doors leading onto the rear patio, allowing natural light to fill the space and enjoy a pleasant view over the garden and countryside beyond.

Kitchen 10' 1" x 8' 1" (3.07m x 2.46m)

The kitchen offers scope for personal design and specification, currently fitted with a range of wall, drawer, and base units. A small extension accommodates the inset single-drainer sink unit, with access available to the side of the property.

First Floor

Landing

The landing provides access to all bedrooms, the bathroom, and a separate WC, enhanced by a side-aspect window allowing natural light.

Master Bedroom 12' 7" x 9' 9" Minimum (3.83m x 2.97m)

Positioned to the front aspect, the main bedroom has been extended to the side and offers excellent proportions. It currently features two deep double wardrobes and an inset dressing table area set into the extension, making it a generous and well-appointed room.

Bedroom Two 10' 3" x 9' 3" (3.12m x 2.82m)

Another generous double bedroom, extended to the side aspect and positioned at the rear of the property. This room enjoys far-reaching views across the Dane Valley and Cheshire farmland in the distance.

Bedroom Three 9' 3" x 7' 7" Both Maximum (2.82m x 2.31m)

A well proportioned single bedroom located to the front aspect, with a built-in over stairs cupboard. Ideal as a nursery or home office.

Bathroom 7' 8" x 5' 3" (2.34m x 1.60m)

Located adjacent to the separate WC, the bathroom presents an ideal opportunity to combine both spaces to create a larger, more spacious suite. While currently fitted with a panelled bath and a pedestal wash basin. Completed with a corner cupboard housing the hot water cylinder.

WC 4' 10" x 2' 6" (1.47m x 0.76m)

Currently fitted with a low level WC and a rear aspect window.



Externally

Front Aspect

The block-paved private driveway runs along one side of the property, providing ample private off-road parking and gives access to the detached garage. The front garden is predominantly laid to lawn with a low level boundary hedge.

Garage 22' 3" x 8' 5" (6.78m x 2.56m)

Positioned at the end of the block paved driveway, the detached garage features a remote controlled electric up and over door, providing convenient access.

Rear Garden

The rear garden is a true highlight of the property, offering stunning views across the Dane Valley meadow and Cheshire farmland. An extensive paved patio provides the perfect space to relax and enjoy the scenery, with steps leading down to a large lawn that extends to wrought-iron railings, ensuring uninterrupted views. Several well-established herbaceous flower beds are scattered throughout, making this garden ideal for a growing family and keen gardener.



Location

Holmes Chapel is a highly sought-after village in the heart of Cheshire, known for its vibrant community and picturesque surroundings. The village centre offers a wide range of day-to-day amenities, including a mix of independent retailers and well known high street names, creating a welcoming and convenient hub for residents. Set amidst beautiful Cheshire countryside, Holmes Chapel is perfect for outdoor enthusiasts, with the scenic Dane Valley right on the doorstep, ideal for walkers and nature lovers alike. The area is well served by education, boasting two highly regarded primary schools and a respected secondary school. A selection of pubs and restaurants can be found both within the village and the surrounding area, offering a variety of dining and social options. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe, with Crewe offering fast links to London and other major destinations. Excellent road connectivity is also available, with easy access to the Northwest motorway network via Junction 18 of the M6.

Tenure

We have been informed the property Freehold
Correct at the time of listing.
We recommend you check these details with your
Solicitor/Conveyancer

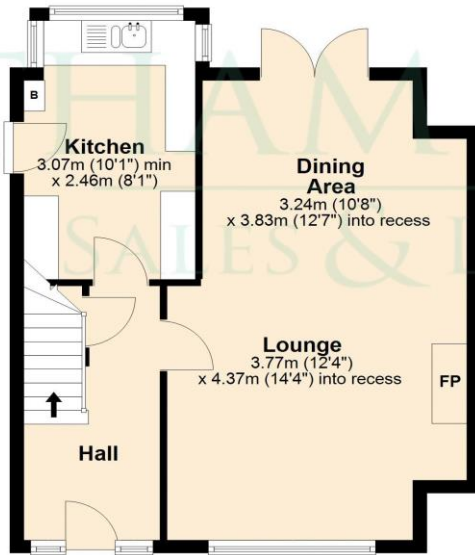
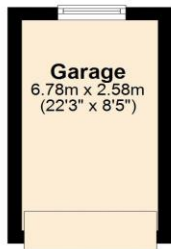


Directions

From our office 16 The Square, CW4 7AB. Travel to the mini roundabouts, take the third exit onto Macclesfield Road. Travel along Macclesfield Road taking the first left onto Hermitage Lane, travel to the end of Hermitage Lane taking the last left-hand turn into Danefield Road. Travel to the end of Danefield Road, where the property can be found on the right-hand side. Post Code: CW4 7NT
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.