

LATHAM ESTATES

SALES & LETTINGS

Bessancourt
Holmes Chapel

Guide Price £280,000



Ideal Village Centre Location

Private Parking & Garage

Open Plan Dining Kitchen

Well Presented Throughout

Generous Bright Lounge

Two Good Size Bedrooms



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www.latham-estates.co.uk

Introduction

A most well-presented two-bedroom home, offered for sale with no seller chain, featuring private parking and an attached single garage. Set within the highly sought after Bessancourt development, the property is perfectly positioned just a short, level walk from Holmes Chapel village centre, ideal for those seeking convenience and relaxed village living. Upon entering, the hallway provides access to the spacious lounge located to the front aspect, which enjoys an abundance of natural light through its attractive box bay window. To the rear of the property, the open plan dining kitchen offers a highly practical and sociable layout, fitted with a range of light beech effect units that provide excellent storage. The bright spacious dining area leads through to the bright conservatory, a wonderful space enjoying views over the rear garden and perfect for relaxation or entertaining. To the first floor, the master bedroom is located to the front aspect, a generously sized room with twin windows and a built-in double wardrobe. The second bedroom overlooks the rear garden and also benefits from a built-in double wardrobe. A stylishly appointed three-piece family bathroom completes the first-floor accommodation. Externally: The property enjoys private off-road parking via the driveway, which leads to the attached single garage, both situated to the side of the entrance. The front garden is low maintenance, providing attractive kerb appeal. To the rear, the enclosed garden enjoys a good degree of privacy and is mainly laid to lawn, offering a wonderful blank canvas for a keen gardener to design and make their own mark. An ideal home for first-time buyers, downsizers, or investors. Available with the added benefit of no seller chain, ensuring a smoother and quicker purchase process.

EPC Rating – D

Council Tax – C – Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway

The hallway provides access to the lounge, along with stairs ascending to the first floor, completed with neutral décor and smart carpets.

Lounge 13' 4" x 10' 2" (4.06m x 3.10m)

The front aspect lounge features a charming box bay window, allowing plenty of natural light to flood the room. A traditional Adam-style fireplace, complete with matching inset and hearth, serves as the focal point of this well-proportioned living space. The room offers ample space for a range of furnishings and provides access to the dining area, making it ideal for both relaxing and entertaining. Completed with attractive laminate flooring.

Open Plan Dining Kitchen

Dining Area 9' 3" x 6' 10" (2.82m x 2.08m)

A lovely open plan dining area set to the rear of the property, featuring an archway that seamlessly connects to the kitchen. A door provides access to the conservatory. Completed with inset ceiling spotlights and attractive tiled flooring that continues through into the kitchen area.

Kitchen Area 9' 3" x 6' 6" (2.82m x 1.98m)

The well planned kitchen features a range of light, beech effect wall, drawer and base units, providing ample storage, while contrasting work surfaces offer generous preparation space. An integrated four ring electric hob is positioned beneath a pull out extractor fan, with a Whirlpool electric oven below. The single drainer sink with chrome mixer tapware sits beneath a window looking through to the conservatory. The kitchen is completed with complementary splashback tiling, attractive tiled flooring that continues through from the dining area, and inset ceiling spotlights.

Conservatory 7' 9" x 10' 5" (2.36m x 3.17m)

A lovely addition to the property is the conservatory, overlooking the rear garden. Constructed with low level brickwork and windows to three sides, it features patio doors providing direct access to the garden. The space is finished with the continuation of the attractive tiled flooring and includes a convenient power point.

First Floor

Landing

The bright and spacious landing provides access to all first floor rooms, along with a useful airing cupboard housing the Ariston gas central heating boiler and hot water tank, complete with shelving for household storage. The landing also features a loft hatch and a window to the side aspect, allowing natural light to fill the space.

Master Bedroom 9' 5" x 13' 3" Max (2.87m x 4.04m)

A bright and generously sized main bedroom set to the front of the property, featuring twin windows that flood the room with natural light. Enjoy the convenience of a spacious double wardrobe with hanging space and shelving, along with a perfect recessed area for a dressing table.

Bedroom Two 9' 3" x 6' 10" (2.82m x 2.08m)

A good sized single bedroom situated to the rear of the property, featuring a built-in double wardrobe with shelving and hanging space, providing practical storage.

Bathroom

The smart three piece bathroom features a matching white suite. Comprising: Panelled bath with chrome mixer tapware and mains mixer shower with a glass shower screen, a pedestal hand wash basin with chrome mixer taps, and a low-level WC sits below the window. The room is enhanced by attractive tiled walls, inset ceiling spotlights, and a modern vertical radiator.



Externally

Front Aspect

To the front, a private driveway provides convenient off road parking and leads to the attached garage. The front garden is open plan and low-maintenance, being mainly laid to lawn for easy upkeep.

Garage 16' 6" x 8' 8" (5.03m x 2.64m)

The garage features an up and over entry door, with light and power installed, as well as plumbing for a washing machine, offering both practicality and versatility.

Rear Garden

The rear garden enjoys a high degree of privacy and is mainly laid to lawn, ready for your personal design and landscaping ideas. A paved patio area provides the perfect spot to relax and enjoy the outdoors, with gated access to the side of the property for added convenience.



Location

Holmes Chapel is one of Cheshire's most desirable villages, offering the perfect balance of rural charm and modern convenience. At its heart is an attractive and vibrant village centre, home to a wide variety of independent retailers, cafés, and well known high street brands, catering to everyday needs and more. Surrounded by beautiful Cheshire countryside, the village is a haven for outdoor enthusiasts. The stunning Dane Valley is just moments away, providing miles of scenic walks and opportunities to enjoy the natural landscape. Families are well catered for, with the village boasting two highly regarded primary schools and a secondary school, all contributing to Holmes Chapel's strong sense of community and appeal to those with children. A great selection of pubs, restaurants, and eateries both within the village and nearby offer options for relaxed dining, socialising, and enjoying the local atmosphere. For commuters, Holmes Chapel railway station offers frequent direct services to Manchester, Manchester Airport, and Crewe, the latter being a key hub for national rail connections. Road links are equally convenient, with Junction 18 of the M6 motorway just a short drive away, providing easy access to the wider North West and beyond.

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

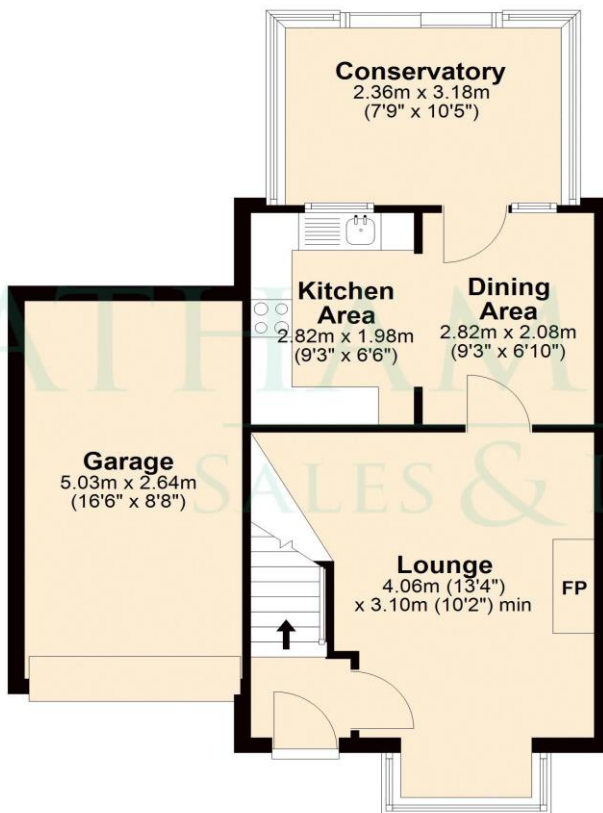


Directions

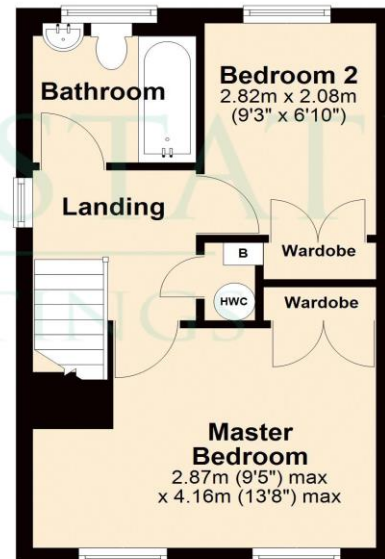
From our office 16 The Square, Holmes Chapel, CW4 7AB. Travel to the mini roundabouts on London Road. Take the first exit left onto Middlewich Road. Travel along taking the first left onto Bessancourt. Continue along Bessancourt, where the property can be found a short distance down on the left hand side. Post Code: CW4 7NB
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.