

LATHAM ESTATES

SALES & LETTINGS

George Jackson Avenue
Holmes Chapel

Monthly Rental Of £1,400



Available To View NOW

Smart Open Plan Dining Kitchen

Two Stylish En-Suites

Bright Spacious Lounge

Two Good Size Bedrooms

Gardens & Private Driveway



16 The Square Holmes Chapel, CW4 7AB
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

Available To View NOW. Immaculate throughout. A two-bedroom semi-detached property. Completed to a lovely neutral standard with smart karndean flooring throughout the ground floor and attractive grey carpets to the first floor. Set on the new sought-after Victoria Mills development in the heart of Holmes Chapel Village, an ideal location within walking distance of the village centre and all local amenities. The tour starts with the entrance hallway giving access to lounge and ground floor cloakroom/WC. The lounge occupies the front aspect and leads seamlessly into the well-planned open plan kitchen dining area, providing generous preparation space along with ample space for free standing dining furniture, completed with a useful storage cupboard. The first-floor landing leads to two well-proportioned bedrooms, with both bedrooms providing a range of smart built in wardrobes and boasting their own white three-piece en-suites. Externally: Off road parking is allocated for two vehicles, whilst the spacious rear garden is mainly laid to lawn with a well-positioned patio to deliver low maintenance gardening.

EPC Rating B

Council Tax Band C - Cheshire East

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

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

Available Long Term Only (Minimum 12 Months)

Available Un-Furnished

Sorry No Smokers

ACCOMMODATION

Ground Floor

Entrance Hallway

A welcoming hallway with entrance matting and stairs ascending to the first floor, whilst access is given to the lounge and downstairs W/C. Completed with attractive karndean flooring which continues throughout the ground floor.

Downstairs W/C / Cloakroom

Delivering a smart matching two-piece suite to comprise: Low level W/C and pedestal hand wash basin with chrome mixer tapware. Completed with the continuation of the contemporary karndean flooring and a part tiled splashback.

Lounge 15' 5" x 11' 1" (4.70m x 3.38m)

A sizeable nice shaped lounge, located to the front aspect. Completed with neutral décor, the continuation of the smart karndean flooring and access to the open plan dining kitchen.

Open Plan Dining Kitchen

8' 8" max x 14' 7" (2.64m x 4.44m)

Located to the rear aspect is the bright well planned dining kitchen, perfect for today's modern living. The kitchen area offers a range of stylish grey shaker style matching units which sweep round to deliver storage in abundance, whilst contrasting wood effect worksurface provides ample preparation space and home to the inset one and a half single drainer sink unit with chrome mixer tapware which sits below a window overlooking the rear garden. Integrated appliances include: Zanussi four ring gas hob with brushed chrome splashback leading to the Zanussi chimney style extractor, a mid-level Zanussi built in electric fan assisted oven with grill and an integrated Zanussi larder style fridge and freezer. Appliances will include a freestanding washer/dryer. The dining area delivers ample space for free standing dining furniture, where French style doors open to the rear garden. The room is completed with the continuation of the attractive karndean flooring, inset spotlights and access to a superb size storage cupboard.

First Floor

Landing

Giving access to all rooms. NB: No access will be allowed to the loft void.

Master Bedroom 12' 1" x 9' 10" (3.68m x 2.99m)

Located to the front of the property with built-in triple wardrobe finished with stylish glass sliding doors, providing ample storage, and hanging rail space. Completed with neutral décor, grey carpets and access to the en-suite shower room.

En-Suite Shower Room

A spacious en-suite delivering a matching three piece suite to comprise: Double width walk in shower unit with stylish contemporary tiled walls surround, a low-level WC and pedestal mounted hand wash basin with chrome mixer tapware.

Bedroom Two 12' 2" x 8' 9" (3.71m x 2.66m)

The second double bedroom is located to the rear aspect with further double built-in wardrobe with glass fronted sliding doors giving ample storage space. Completed with neutral décor, grey carpets and access to the en-suite shower room.

En-Suite Bathroom

A second spacious en-suite delivering a contemporary matching three piece to comprise: Panelled bath with chrome mixer tapware and mains mixer shower overhead with a glass shower screen, low-level WC and pedestal mounted hand wash basin with chrome mixer tapware.



Externally

Front Aspect

A pathway leads to the main entrance whilst the tandem style driveway sits to the one side of the property, with gated access to the rear garden.

Rear Aspect

The garden which wraps around the property and is mainly laid to lawn with a paved patio area situated outside the patio doors, with an inset pathway leading to a further patio area at the far side of the garden, ideal to capture the sun. Surrounded by a gravelled border, the garden is completed with panelled fenced boundaries and a bin store tucked away in the corner of the garden.



Location

Holmes Chapel is a popular 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 countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and an outstanding secondary school, several 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.

Tenant Information

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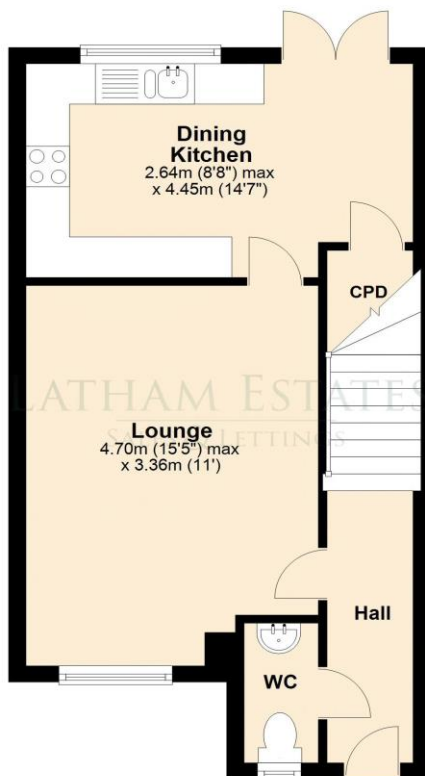
Directions

From our office: 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, after a short distance turn right on to the the new Victoria Mills estate, continue straight on and the property can be found on the left hand side. Sat Nav users: CW4 7GQ

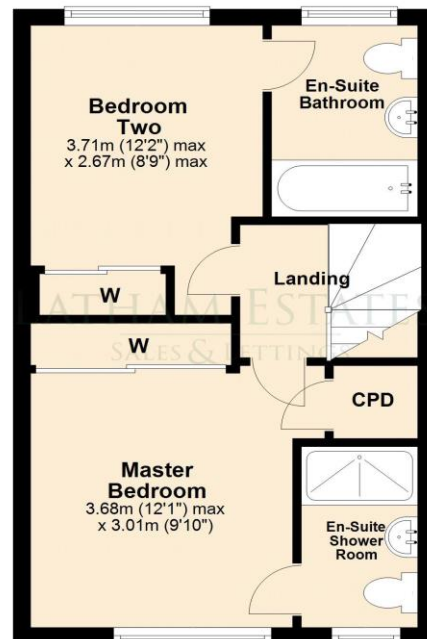
Viewing strictly By Appointment



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.