



Available Late February 2026

Bright Spacious Lounge

Three Good Size Bedrooms

Three Storey Semi Detached Property

Stylish Breakfast Kitchen

Master Bedroom with En-suite



Introduction

An attractive three storey new build semi-detached property, offering three good size bedrooms, a bright spacious reception room and stylish breakfast kitchen. Built by 'Bellway' homes to the 'Falkland' design. Situated on the popular Brooklands development located to the east of the village centre, yet still within walking distance to Holmes Chapel village centre and all amenities, along with Holmes Chapel train station. This attractive property offers bright, spacious accommodation throughout. Starting with the welcoming hallway, leading to the sizeable, bright lounge with French doors opening to the lawned low maintenance rear garden. The stylish breakfast kitchen delivers a range of smart white units providing excellent storage. Integrated appliances include: Electric fan assisted oven, four ring gas hob, larder style fridge with separate freezer and washing machine. The ground floor is completed with a smart cloakroom/WC. The first floor delivers two well-proportioned bedrooms and stylish three piece family bathroom. Stairs ascend to the second floor, where the master suite provides a generous double bedroom and smart three piece en-suite shower room. Externally the private driveway provides parking for two vehicles. The enclosed rear garden provides a paved patio area, lawned garden and panel fenced boundaries with side gate entrance.

EPC Rating B

Council Tax Band – C – Cheshire East

A Deposit of One Month's Rent Applies £1,500.00

A Reservation Fee of One Weeks Rents applies £346.15 Terms & Conditions Apply

Available: Long Term Only, Minimum 12 Months

Available: Un-Furnished

Sorry No Smokers

ACCOMMODATION

Hallway

A spacious welcoming hallway with attractive composite front entrance door, whilst doors lead to lounge, breakfast kitchen, WC and useful store cupboard.

Dining Kitchen

13' 0" x 7' 9" Extending to 8'9" (3.96m x 2.36m)

Smart open plan kitchen with space for a dining table is located to the front aspect. The picture window allows natural light to fill the room. The kitchen offers a range of stylish white wall, drawer and base units offering storage in abundance. Contrasting butcher block style work surface flows round providing ample preparation space. Integrated appliances include: Zanussi four ring gas hob with chimney style extractor hood over, integrated Zanussi single electric oven, built in washing machine and larder style fridge and freezer. The kitchen is completed with attractive flooring and panelled radiator.

Cloakroom/WC

Matching two piece white suite comprising: Low level WC and pedestal hand wash basin with chrome mixer tapware, contrasting tiled splash back, attractive flooring and panelled radiator.

Lounge 14' 4" x 14' 4" (4.37m x 4.37m)

A lovely room located to the rear aspect, providing a view over the rear garden. French doors open onto the paved patio area and natural light fills the room through twin velux slylight windows and further window over looking the rear garden. Completed with panel radiator.

First Floor

Landing

Balustrade landing flows round to the second turn flight stairs ascending to the second floor. Doors to both bedrooms and family bathroom.

Bedroom Two 11' 1" x 14' 4" (3.38m x 4.37m)

Located to the rear aspect, with twin windows and twin panelled radiators. Good size recess area perfect for free standing wardrobes.

Bedroom Three L-Shaped 8' 4" narrowing to 5'3" x 14' 6" narrowing to 7'5" (2.54m x 4.42m)

L-shaped bedroom, located to the front aspect with Twin windows, ample space for bed and free standing furniture.

Family Bathroom

Located between the two bedrooms offering a matching white three piece suite comprising: Panelled bath with chrome mixer tapware, wall mounted shower and glazed screen, low level WC and pedestal hand wash basin with chrome mixer tapware. Contemporary part tiled walls and attractive flooring.

Second Floor

Master Bedroom 13' 6" x 11' 1" (4.11m x 3.38m)

A spacious master bedroom with pretty walk in dorma style recess with window to the front aspect. Doors lead to useful eaves cupboard and en-suite shower room.

En-suite Shower Room

Providing a matching white three piece suite comprising: Walk in tiled shower unit with mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware, completed attractive flooring.



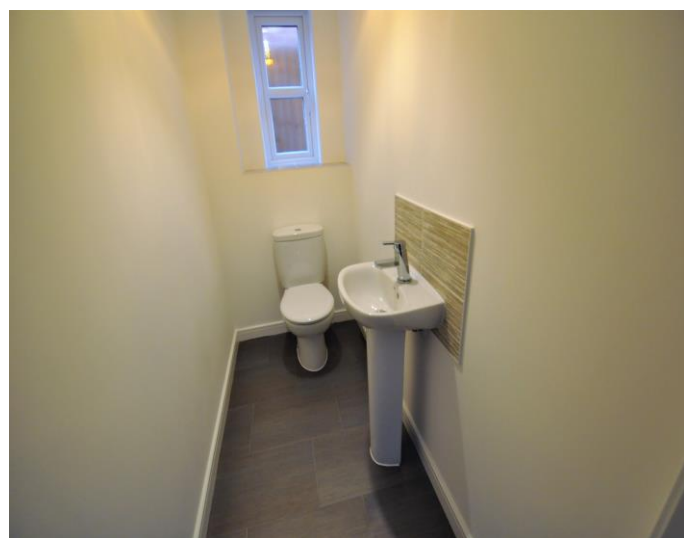
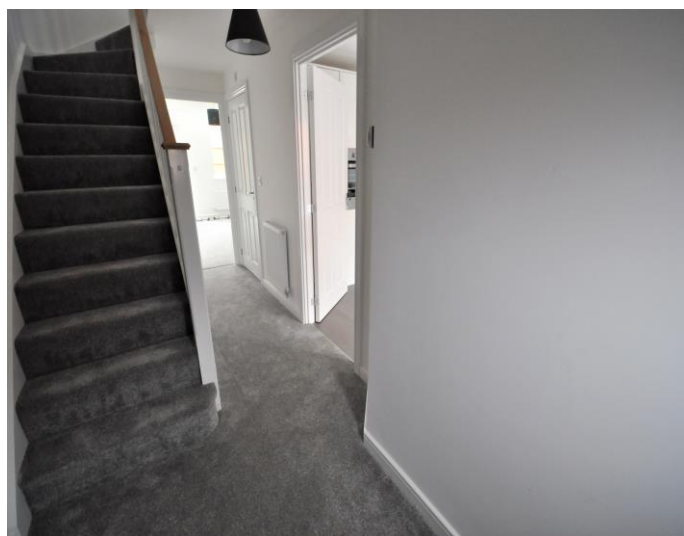
Externally

Front Aspect

The front aspect provides private off road parking for two vehicles.

Rear Garden

Panel fenced boundaries surround the lawned garden, ideal low maintenance. The paved patio provides a space for summer furniture, completed with side gate entrance.



Location

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.

Tenant Information

EPC Rating B

Council Tax Band - C - Cheshire East

A Deposit of One Month's Rent Applies £1,500.00

A Reservation Fee of One Weeks Rents applies
£346.15 Terms & Conditions

Apply Available: Long Term Only, Minimum 12 Months

Available: Un-Furnished

Sorry No Smokers

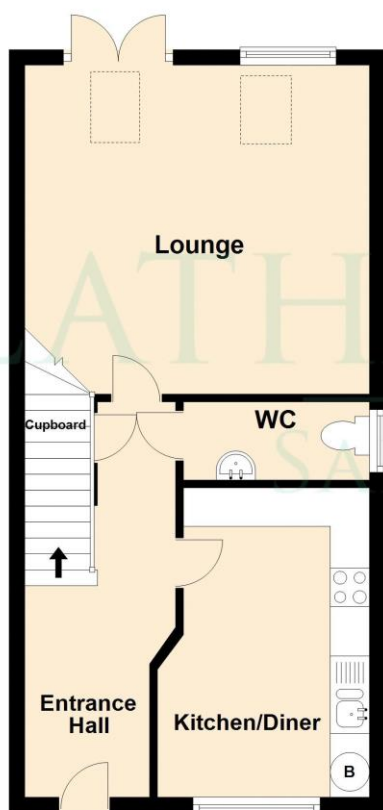


Directions

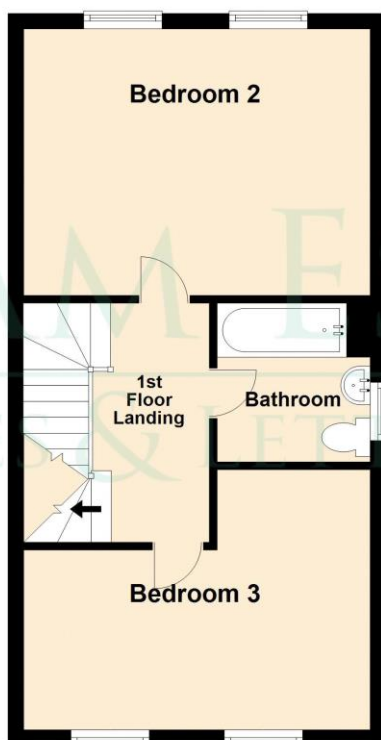
From our office 16 The Square CW4 7AB, travel south on London Road to the main traffic lights, turning left onto Station Road, continue along past Holmes Chapel railway station, at the roundabout take the second exit (sign posted Congleton) Take the next right onto Severn Way, continue along following the road round to the right, continue along where the property can be found straight ahead. Viewing strictly by appointment



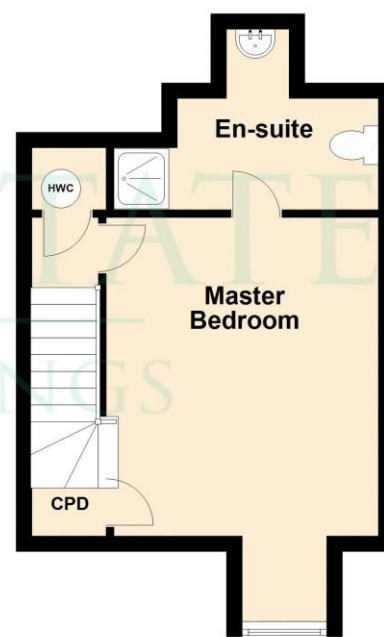
Ground Floor



First Floor



Second Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.