

LATHAM ESTATES

SALES & LETTINGS

Twemlow Manor Fields

Twemlow

Nr Holmes Chapel

Offers in Excess of £260,000



Beautifully Presented Semi Detached Property

Generous Smart Orangery

Two Substantial Double Bedrooms

Spacious Open Plan Lounge Dining Room

Well Planned Modern Kitchen

Gardens & Private Off Road Parking



16 The Square Holmes Chapel, CW4 7AB

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## Introduction

A fabulous opportunity to purchase this lovely, most well-presented, two reception room, two double bedroom semi-detached property, set on a small development of only thirteen houses in the stunning sought after semi rural hamlet of Twemlow. Having been maintained and much improved by the current owners to an exceptional standard with the addition of an eye-catching orangery, giving a most versatile second reception room. An ideal property being ready to move into. The property tour starts with the smart main entrance door leading to the welcoming entrance hallway, which gives access to the majority of rooms. The well planned smart kitchen sits to the front aspect enjoying a lovely view and provides an extensive range of matching white units, delivering ample storage. The spacious, bright, open plan lounge dining room sits to the centre of the ground floor with French style doors opening into the striking versatile orangery mains central heated to enable all year round use. The ground floor is completed with a modern two piece ground floor cloakroom/WC. The first floor landing leads to the two generous double bedrooms, the master enjoys a view to the front aspect over a woodland area. The modern three piece matching white family bathroom completes the first floor. Externally: The front garden is mainly laid to lawn with the private driveway sitting to the side of the property, providing off-road parking for two vehicles. The rear garden, enjoys a sizeable paved patio, perfect to enjoy the south facing aspect. The central lawn sits with flower bed borders surrounding and ornamental pond. Completed with panelled fenced boundaries.

**NB:** The property operates on an energy efficient Mitsubishi air source heat pump system for the electric, hot water and heating.

**EPC Rating C**

**Council Tax Band – C**

**Tenure – Freehold**

## ACCOMMODATION

### Ground Floor

Open canopied pitched storm porch covers the attractive composite main front entrance door.

### Entrance Hallway

A welcoming start to the tour, giving access to the majority of rooms. Completed with turn flight balustrade stairs ascending to the first floor.

### Kitchen 11' 7" x 6' 6" (3.53m x 1.98m)

Located to the front aspect with a lovely view is the well planned kitchen, offering a range of smart matching white wall, drawer and base units providing ample storage. Contrasting butchers block style work surface flows round to deliver ample preparation space. The inset one and a half bowl single drainer sink unit with mixer tapware, sits below the PVC double glazed window. Appliances include: Free standing four ring electric Stoves oven with double ovens, completed with a Zanussi chimney style extractor fan over. Space available for washing machine, dishwasher and free standing fridge freezer.

### L Shaped Lounge Dining Room 16' 9" x 13' 6" Both Maximum Measurements (5.10m x 4.11m)

A bright spacious open plan lounge dining room, located to the centre of the ground floor, delivering ample space for free standing furniture. Double glazed French doors open to the fabulous orangery. Completed with window to the side aspect and further window to the orangery.

### Orangery 11' 2" x 11' 3" (3.40m x 3.43m)

A fabulous addition to the property, delivery a second versatile reception room located to the rear aspect, enjoying a view over the garden. The vaulted glass ceiling, along with several further full height windows allows natural light to fill the space. The stylish vertical radiator allows this lovely room all year round use. Completed with inset lighting and double French style doors leading to the rear garden.

### WC/Cloakroom

Fitted with a modern white matching two piece suite comprising: Low level WC and pedestal wash hand basin with chrome mixer tapware. Completed with panelled radiator.

### First Floor

#### Landing

The spacious balustrade landing flows round to give access to all first floor rooms. Completed with loft hatch.

### Master Bedroom 9' 9" x 13' 6" Max into Recess (2.97m x 4.11m)

Located to the front aspect is the good size main bedroom with two Georgian style PVC double glazed windows to front elevation, providing a lovely view. The bedroom is completed with panelled radiator and access to the airing cupboard housing Mitsubishi electric heating system.

### Bedroom Two 8' 8" Extending to 11' 8" into recess x 13' 6" (2.64m x 4.11m)

A further substantial double bedroom located to the rear aspect completed with PVC double glazed window and panelled radiator.

### Family Bathroom

Fitted with a matching white three piece suite to comprise: Panelled bath with mains mixer shower over and glazed shower screen, low level WC and pedestal wash hand basin with chrome mixer tapware. Completed with complementary tiling to bath area, and smart heated towel rail.

### Externally

This pretty house set behind a lawned front garden with inset established flower bed and private driveway to one side, delivering off road parking.

### Rear Garden

Enjoying a south facing aspect with an impressive paved patio area, perfect for those summer months. The central lawn area site with flower bed borders and ornamental pond to the bottom of the garden. Completed with panel fenced boundaries and gated access to the driveway.

### NB:

The property operates on an energy efficient Mitsubishi air source heat pump system for the electric, hot water and heating.

### Tenure

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



### Location

Twemlow is a Small parish nestled in established stunning Cheshire farmland between the Villages of Goostrey and Holmes Chapel. This quiet and peaceful part of Cheshire boasts stunning views, tranquil walks and natural beauty. Twemlow offers easy road access via the A535 to Holmes Chapel and the A50 can also provide a direct route to Knutsford and other major towns. Goostrey has a few small shops, pharmacy and Mini-market for daily needs. The Parish itself falls under the catchment areas for the local primary schools at Goostrey and Holmes Chapel as well as the secondary comprehensive school at Holmes Chapel (Subject to application). . For the commuter the nearby railway stations at Goostrey and Holmes Chapel, 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, Holmes Chapel. CW4 7AB, travel north to the mini roundabouts, take the second exit onto Macclesfield Road, continue along the A535 out of Holmes Chapel village. After approximately 2 miles before The Yellow Broom restaurant turn left onto Twemlow Lane, after a short distance. Twemlow Manor Fields can be found on the right hand side. Turn right onto Twemlow Manor Fields, where the property can be found on the right-hand side.

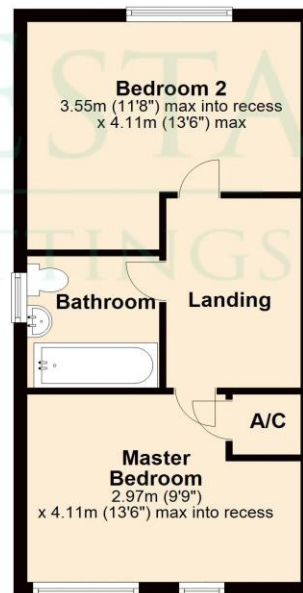
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Ground Floor



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 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.