



**Available Now**

**Smart Open Plan Dining Kitchen**

**Three Good Size Bedrooms**

**Brand New Three Bedroom Property**

**Spacious Bright Lounge**

**Master Bedroom with En-Suite**



## Introduction

**Available Now. Immaculate throughout. A stunning brand new three-bedroom mid terraced property. Completed to a high standard throughout, with neutral decor and attractive carpets through the lounge and first floor. Set on the Victoria Mills development, an ideal location within walking distance of the village centre and all local amenities. The tour starts with the entrance hallway giving access to the lounge and ground floor cloakroom/WC, both with smart tiled flooring. The spacious lounge occupies the front aspect and gives access into the open plan dining kitchen which is perfect for today's modern living. The well-planned kitchen area delivers a range of eye-catching sage green units to deliver storage in abundance, whilst contrasting worksurface flows round to offer ample preparation space. Completed with several new integrated appliances, the dining area provides plentiful space for furniture and enjoys double French style doors opening to the rear garden. The first-floor landing leads to three well-proportioned bedrooms, with the master boasting a built in double wardrobe and stylish three piece white en-suite shower room. The first floor is complete with a stylish three-piece family bathroom and a useful store cupboard. Externally: Private off-road parking can be found to the front and side aspects, whilst the generous rear garden will be mainly laid to lawn, along with a paved patio area and a useful timber garden store.**

**EPC Rating B**

**Available Un-Furnished**

**Available Minimum of 12 months**

**Sorry No Smokers**

**Council Tax Band C - Cheshire East**

**A Reservation Fee of One Weeks Rents applies £300.00 Terms & Conditions Apply**

**A Deposit of one month's rent applies £1,300.00**

## ACCOMMODATION

### Ground Floor

#### Hallway

A welcoming hallway with stairs ascending to the first floor, whilst access is given to the lounge and downstairs W/C. Completed with smart eye-catching tiled flooring.

#### Cloakroom/WC

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 smart tiled flooring.

#### Lounge

*16' 6" x 12' 0" Both Max into Recesses (5.03m x 3.65m)*

A sizeable nice shaped lounge, located to the front aspect. Completed with neutral décor and smart carpets along with door leading to the open plan dining kitchen.

#### Open Plan Dining Kitchen *10' 8" x 15' 3" (3.25m x 4.64m)*

Located to the rear aspect is the bright well planned dining kitchen, perfect for today's modern living. The kitchen area offers a comprehensive range of stylish sage green matching wall, drawer and base units sweeping round to deliver storage in abundance, whilst contrasting stylish marble 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 chimney style extractor, a Zanussi mid-level built in double electric fan assisted oven with grill and an integrated larder style fridge and freezer. The dining area delivers ample space for free standing dining furniture, where French style double doors open to the rear garden. The room is completed with access to a useful pantry cupboard, attractive tiled flooring and inset ceiling spotlights.

### First Floor

#### Landing

Balustrade stairs sweep round giving access to all bedrooms and bathroom. Completed with over stairs storage cupboard.

#### Master Bedroom

*10' 6" x 8' 3" (3.20m x 2.51m)*

Located to the front of the property with built-in double wardrobe finished with stylish mirror fronted sliding doors, providing ample storage, and hanging rail space. Completed with neutral decor and access to the en-suite shower room.

#### Master En-Suite Shower Room

A stylish en-suite delivering a contemporary matching three piece suite to comprise: Double width walk in shower unit with mains mixer shower and contemporary marble effect tiled walls, a low-level WC and pedestal hand wash basin with chrome mixer tapware. Completed with inset spotlights and smart marble effect tiled flooring.

#### Bedroom Two

*10' 11" x 8' 3" (3.32m x 2.51m)*

The second double bedroom is located to the rear aspect with neutral decor and new carpet.

#### Bedroom Three

*7' 6" x 6' 8" (2.28m x 2.03m)*

A good size versatile single room, ideal third bedroom or study/home office.



### Family Bathroom

A good size family bathroom delivering a contemporary matching three piece suite to comprise: Panelled bath with chrome mixer tapware and electric shower over with a glass shower screen and contemporary tiled walls, low-level WC and pedestal hand wash basin with chrome mixer tapware. Completed with inset spotlights and a chrome heated towel rail.

### Externally

The property sits back from the road with a driveway to the front delivering private off road parking, with further allocated parking located to the side aspect. The good size rear garden which will be mainly laid to lawn offers a paved patio area situated outside the patio doors, ideal to sit and enjoy Alfresco dining. A useful wooden storage unit provides further storage space for garden furniture/items if required. Whilst a paved pathway leads to the gated access for bins, property access and second allocated parking.



### 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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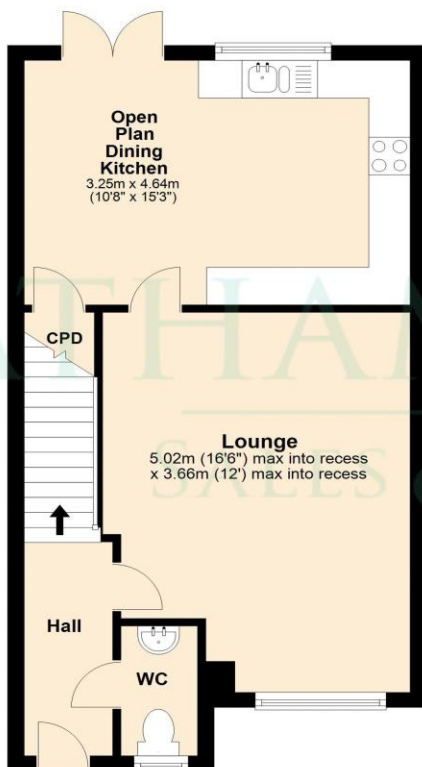


## Directions

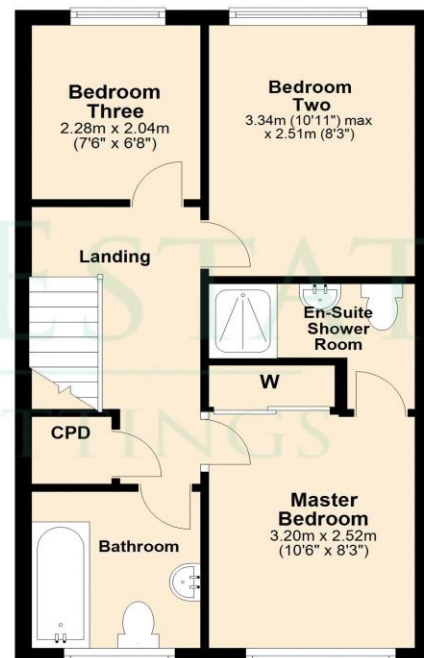
From our office: 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, after a short distance turn right on to the the new Victoria Mills estate, continue straight on and follow the road round towards the left. At the end, turn right where you follow the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