



Available End of July

Three Bedrooms, Master With En-suite Shower

Modern Kitchen with Built in Appliances

Well Presented, End of Mews Property

Spacious Lounge Through Dining Room

Enclosed Rear Private Garden



Introduction

Available End of July. A well-presented three bedroom end of terrace property, set on an established popular cul-de-sac location within easy reach of the village centre. Offering deceptively spacious accommodation with lots of character. The property tour starts with a covered entrance porch, leading to main hallway which in turn gives access to the ground floor cloakroom/WC and lounge. The spacious lounge boasts exposed ceiling beams and central feature fireplace, the lounge leads open plan through to the good size dining room with French style doors opening onto the established private rear garden. The modern kitchen provides an array of attractive units and integrated appliances. The first floor landing leads to three bedrooms and three-piece family bathroom, the master bedroom provides en-suite shower and a range of fitted wardrobes. Externally the property boasts private off-road parking and established private garden, along with substantial garden shed store.

Available Long Term Only Minimum 12 Months

Available Un-Furnished

No Smokers

EPC Rating C

Council Tax Band C - Cheshire East

A reservation Fee of One Weeks Rents applies £219.23 Terms & Conditions

Apply A Deposit of one months rent £950.00

ACCOMMODATION

Entrance Porch

Open canopied storm porch leads to the main entrance. Both electric and gas meters are accessed here along with space for bin storage.

Hallway

The hall gives access to both cloakroom and lounge. Completed with laminate flooring.

Cloakroom/WC

A matching two piece suite comprising: Low level WC and pedestal hand wash basin. Completed with continuation of laminate flooring and panelled radiator.

Lounge

12' 6" x 12' 6" (3.81m x 3.81m)

A room full of charm and character with exposed ceiling beams, central feature fireplace with timber surround, and marble effect hearth. Completed with turn flight stairs ascending to the first floor, window to front aspect, laminate flooring and open plan arch leading to dining room.

Dining Room

10' 0" x 6' 11" (3.05m x 2.11m)

Located to the rear aspect providing a lovely view over the rear garden via French style doors which open giving access to the garden. Completed with door to kitchen and laminate flooring.

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

A modern well planned kitchen, offering an array of storage with a comprehensive range of cream coloured wall, drawer and base units, contrasting work surface houses the single drainer sink unit with mixer tapware, with tongue and groove splash backs. Integrated appliances include: Four ring gas hob with extractor over, built in electric oven with grill, under counter fridge and washing machine. Completed with tiled flooring.

Inner Hallway

Ideal space for coats and shoes, with a half glazed door giving access to the side area and rear garden.

First Floor

Landing

Doors to all bedrooms and useful airing cupboard.

Master Bedroom 8' 2" x 10' 5" (2.49m x 3.17m)

Located to the front aspect and offering a range of built in double wardrobes, providing ample storage and hanging rail space. Completed with window to front aspect and arch through to en-suite shower.

En-suite

Two piece suite comprising: Walk in tiled shower unit with mains mixer shower and vanity style hand wash basin with chrome mixer tapware and useful storage below.

Bedroom Two

7' 9" x 9' 3" (2.36m x 2.82m)

Located to the rear aspect is the second good size bedroom.

Bedroom Three

6' 10" x 6' 4" (2.08m x 1.93m)

Located to the rear aspect is the good size single bedroom.

Family Bathroom

A matching three piece suite comprising: Panelled bath with mains mixer shower over and glazed shower screen, vanity hand wash basin with mixer tapware and low level WC. Completed with complimentary tiled walls.



Externally

The front aspect provides private off road parking for two/three vehicles, along with gated access to side and rear garden.

Rear Garden

The rear garden provides a good degree of privacy with patio and steps leading onto the lawn area. The garden provides a variety of plants and shrubs. There is a timber garden store/shed located to the side, ideal for further storage.



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, 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

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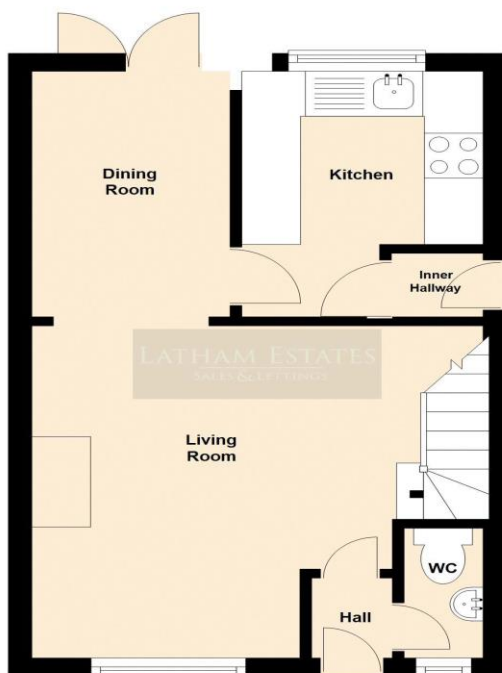
Directions

From our office 16 The Square, Holmes Chapel. CW4 7AB travel south on London Road to the traffic lights, continue through the traffic lights staying on London Road, taking the second right hand turn onto Alum Court, where the property can be found on the right hand side.

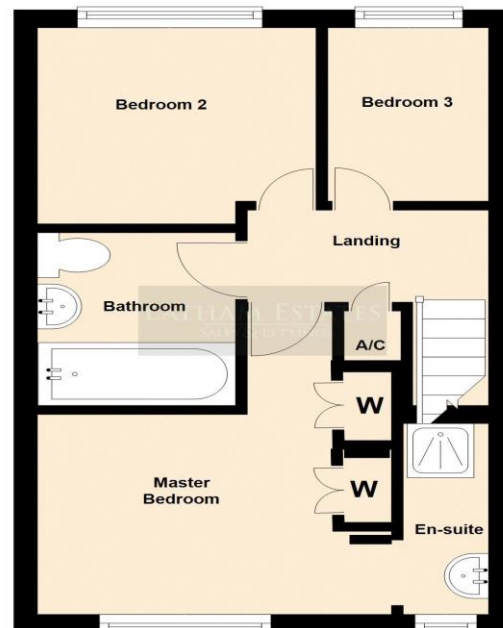
Viewing strictly by Appointment



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
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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.