



Available Late September

Popular Village Location

Three Bedrooms, Master With En-suite

Mid Mews Property

Spacious Lounge Through Dining Room

Gardens & Garage



Introduction

Available End of September 2024 A well-presented three-bedroom mid terraced property set on the much sought after, established Alum Court cul-de-sac. Situated 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 and leads open plan through to the good size dining room with patio doors opening onto the established private rear garden. The modern kitchen provides an array of attractive modern units and integrated appliances. The first-floor landing leads to three bedrooms and three-piece family bathroom. The master bedroom boasts an en-suite shower area. Externally the property boasts private off-road parking and a single garage both located to the rear of the property. The rear garden is mainly laid to lawn with paved patio area.

EPC Rating D

Council Tax Band C - Cheshire East

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

A Deposit of one month's rent applies £950.00

Sorry No Smoking

Long Term Let Only (minimum 12 Months)

Available Un-Furnished

ACCOMMODATION

Ground Floor

Property Entrance

Open canopied storm porch with brick pillars and tiled pitched roof leading to half glazed front entrance door.

Entrance Hallway

Leading to both ground floor cloaks/WC and lounge.

Cloakroom/WC

Privacy window to front aspect, two piece suite comprising: Low level WC and pedestal hand wash basin.

Lounge

12' 7" x 12' 5" (3.83m x 3.78m)

Located to the front aspect with inset beam ceiling, central feature fireplace with timber surround, Cheshire brick inset housing an electric fire. Turn flight stairs ascend to the first floor with under stairs recess. An open arch way leads through to dining room. Completed with laminate flooring.

Dining Room

10' 6" x 6' 11" (3.20m x 2.11m)

Good size dining room enjoying a view over the rear garden with sliding patio doors. Coved ceiling, high level timber plate rack, completed with laminate flooring and door to kitchen.

Kitchen

9' 11" x 8' 7" (3.02m x 2.61m)

A matching range of wall, drawer and base units with contrasting work surface housing inset one and a half single drainer sink unit with mixer tap ware. Integrated four ring gas hob, space for washing machine and fridge. Window to rear aspect and wall mounted gas central heating boiler. Completed with useful pantry cupboard.

First Floor

Landing

Giving access to the three bedrooms and family bathroom, completed with loft hatch and door to airing cupboard.

Master Bedroom

12' 0" x 8' 3" (3.65m x 2.51m)

Located to the front aspect, with coved ceiling, panelled radiator and arch opening to shower area.

En-Suite Shower Area

Two piece suite comprising: Walk in shower unit with mains shower and vanity hand wash basin.

Bedroom Two

7' 10" x 9' 1" (2.39m x 2.77m)

Good size second bedroom located to the rear aspect with coved ceiling.

Bedroom Three

7' 0" x 6' 5" (2.13m x 1.95m)

A good size single bedroom, located to the rear aspect with coved ceiling.

Family Bathroom

Three piece suite comprising: Bath with electric shower over, low level WC and pedestal hand wash basin, completed with tiled walls.



Externally

Front Aspect

Small gravelled garden leads to canopied entrance with bin storage. Useful outside tap.

Rear Garden

Panelled fenced boundaries, inset flower beds with pathway through the garden leading to the gated access and courtesy door to garage.

Garage

17' 7" x 8' 7" (5.36m x 2.61m)

Being one of a handful of properties to own a garage. Located to the rear of the property and accessed from Alum Court. Up and over door to front aspect, door to side aspect into rear garden. Light and power points.



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.

Tenure

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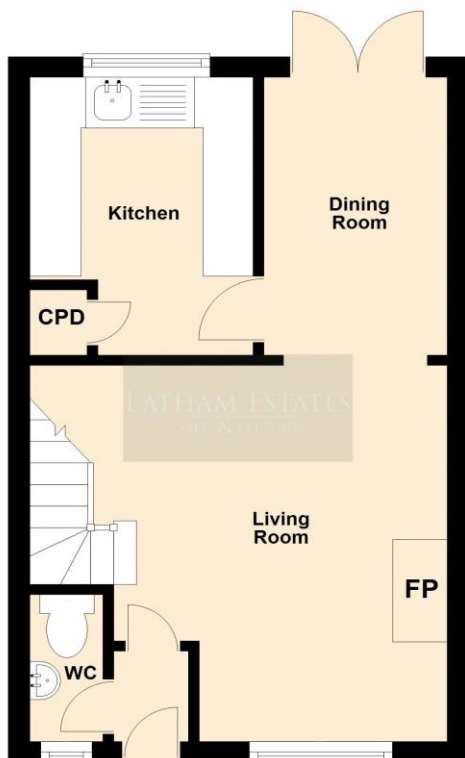
Directions

From out 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, easily identified by our Latham Estates To Let Board. Viewing strictly by Appointment



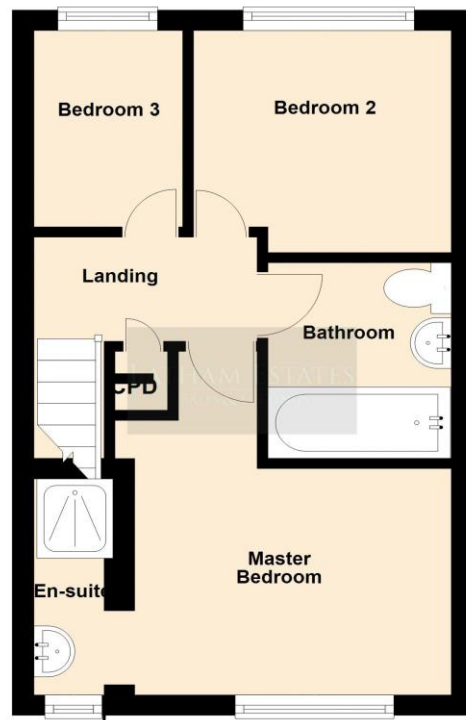
Ground Floor

Approx. 25.1 sq. metres (270.1 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



Total area: approx. 49.9 sq. metres (537.1 sq. feet)

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.