

LATHAM ESTATES

SALES & LETTINGS

St. Oswalds Crescent
Brereton

Guide Price £235,000



Semi Detached Family Home

Open Plan Lounge/Diner

Front and Rear Gardens

Three Well Proportioned Bedrooms

Private Off Road Parking

In Need Of Some Modernisation



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Introduction

A bright, deceptively spacious three-bedroom semi-detached property, set on the popular St. Oswalds development in the sought after, attractive semi-rural hamlet of Brereton. Albeit in need of some modernisation, this is an excellent opportunity for a buyer to create and design a lovely family home in an excellent location. The property occupies a good size plot with generous gardens to both front and rear aspects. The accommodation starts with the entrance hallway giving access to the kitchen and lounge. The lounge occupies the front aspect and boasts a central chimney breast with feature fire and exposed wood flooring. The lounge is open plan and leads to the good size dining area, where access to the rear garden can be found. The good size kitchen awaits your specification and leads to the substantial utility room which in turn gives access to the rear garden. The first-floor landing leads to three well-proportioned bedrooms, two generous double bedrooms and good size single bedroom, which are serviced by the smart two piece shower room and separate WC. Externally: The tandem style driveway provides ample private off road parking, whilst the front garden being mainly laid to lawn sits to one side behind a low level boundary wall. The rear garden is ideal for a growing family and keen gardener alike with the paved patio area leading to the central lawn and steps lead to the raised garden, where a further seating area and flowerbed can be found. The rear garden offers a good degree of privacy.

NB: The rear garden is home to the external Oil tank.

EPC Rating - E

Council Tax Band - C - Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway

The main front door opens to the spacious hallway with stairs ascending to the first floor, along with a sizeable cupboard ideal for coats and shoes. Completed with laminate floor and access to both lounge and kitchen.

Lounge

14' 10" x 11' 4" (4.52m x 3.45m)

Located to the front aspect with a central chimney breast housing a Adams style fire with matching surround, inset and heart home to the electric coal effect fire, giving the room a main focal point, the window allows natural light to fill the room. A double opening leads through to the dining area, completed with attractive wood flooring.

Dining Area

8' 10" x 8' 4" (2.69m x 2.54m)

Located to the rear aspect with the continuation of the wood flooring. Completed with a half glazed door giving access to the rear garden and window both allowing natural light to fill the room.

Kitchen

7' 10" x 8' 8" (2.39m x 2.64m)

An ideal opportunity to extend through to the dining area, subject to regulations. Currently offering a range of light beech effect wall, drawer and base units to provide plentiful storage. Contrasting work surface flows round and is home to the inset oval sink with chrome swanneck chrome mixer tapware. Completed with useful understairs recess area, door to utility and window overlooking the rear garden.

Utility

10' 3" x 8' 0" (3.12m x 2.44m)

An opportunity to create a spacious utility and store, dual access to gained with a half glazed door to the front aspect and French style doors giving access to the rear garden.

First Floor

Landing

Doors to all rooms, window to side aspect. Completed with loft hatch.

Bedroom One

12' 11" x 10' 3" (3.93m x 3.12m)

Located to the front aspect is the slightly larger of the two double bedrooms, ample space is provided for freestanding furniture.

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Located to the rear aspect is the second double bedroom.

Bedroom Three

9' 4" x 7' 1" Maximum (2.84m x 2.16m)

The generous single bedroom is located to the front aspect, with useful built in wardrobe.

Shower Room

A smart shower room delivering a white two-piece matching suite to comprise: Triple length walk in shower with mains mixer dual showers, one fixed rainfall style the second a traditional riser shower. The vanity unit is home to the hand wash basin with chrome mixer tapware. Completed with smart tiled walls, laminate flooring and heated towel rail.

Separate WC

Separate to the main shower room is the WC with a white hidden cistern low level WC and part tiled wall.



Externally

Front Aspect

The tandem style driveway provides ample private off road parking, whilst the garden being mainly laid to lawn sits to one side behind a low level boundary wall.

Rear Garden

The paved patio area leads to the central lawn. Steps lead to the raised garden, where a further seating area and flowerbed can be found. The rear garden offers a good degree of privacy. NB: The rear garden is home to the external Oil tank.



Location

Brereton village offers an array of activities for all walks of life: with numerous groups available to join such as, a very active WI group, Scouts and Guides group, Brereton rose queen, Brereton youth forum to name but a few, for an up to date copy of the newsletter visit: www.mybrereton.com. The local primary school has achieved excellent reports over recent years with higher education being available at Holmes Chapel and Sandbach. Local country walks are situated close by with the most popular being at Brereton Heath park. Situated between the village of Holmes Chapel and the market town of Sandbach, both ideal for every day shopping, however Sandbach offers a wider range of well known retail names and a very popular Thursday market ideal, for fresh produce.

Tenure

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

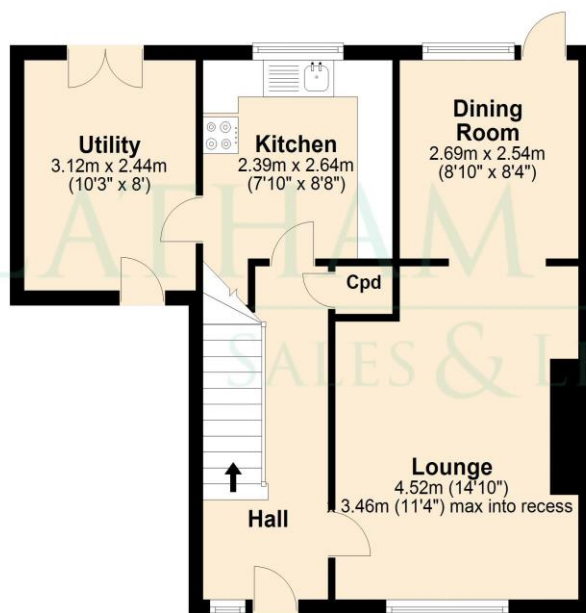


Directions

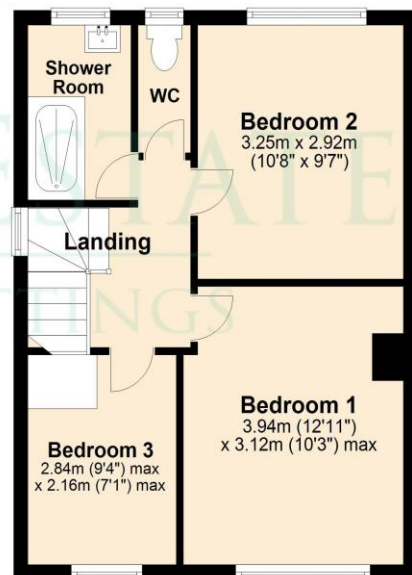
From our office 16 The Square, CW4 7AB. Travel south on London Road (A50) through Holmes chapel village. Continue through the traffic lights staying on the A50 for approximately 2miles. Upon reaching the Hamlet of Brereton take the first left onto Newcastle Road South, pass the Bears Head public house on your left. Take the first left onto School Lane, past Brereton Primary School, take the right hand turn onto St.Oswalds Crescent,



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 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.