



Ideal Village Location

Three Good Size Bedrooms

Private Off Road Parking

Spacious Open Plan Lounge Dining Room

Modern Three Piece Shower Room

Low Maintenance Rear Garden



## Introduction

### Location, Location, Location!

#### A Bright and Deceptively Spacious Three-Bedroom Home in the Heart of Holmes Chapel.

Perfectly placed for village life, this well-presented three bedroom property enjoys a prime location in the highly sought-after Cheshire village of Holmes Chapel. Tucked away in a quiet spot, yet just a short stroll from the village centre, this lovely home offers superb access to local shops, schools, the train station, and the M6 motorway network. The tour begins with a spacious, extended entrance hallway, providing a warm welcome and access to the ground floor accommodation. To the front of the home sits a well-planned breakfast kitchen, fitted with a comprehensive range of smart white matching units to offer abundant storage and ample space for a breakfast table. Set to the rear aspect is the open-plan lounge/dining room enjoys a peaceful outlook over the garden, with patio doors leading directly to the low-maintenance rear garden, ideal for relaxing or entertaining. The first-floor landing gives access to three well-sized bedrooms, including two doubles and a generous single. A smart white three-piece shower room completes the internal accommodation. Externally: To the front, a private driveway provides off-road parking, with a side path giving access to the rear. The rear garden has been designed for ease of maintenance, featuring a central artificial lawn, a sizeable block-paved patio, and panel fencing offering privacy and security. This lovely property is offered for sale with no onward chain, providing a smooth and hassle-free purchase opportunity.

EPC Rating - D

Council Tax Band - C - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Hallway

A bright and welcoming hallway provides access to the lounge, dining area, and kitchen. Stairs ascend to the first floor, accompanied by a useful under-stairs storage cupboard. A further built-in cupboard discreetly houses the gas central heating boiler, completing this practical and well-designed space.

### Kitchen

8' 10" x 11' 6" (2.69m x 3.50m)

Located to the front aspect, the kitchen is fitted with a range of matching high-gloss white wall, drawer, and base units, offering ample storage. A contrasting work surface flows around the room, providing plentiful preparation space. Integrated appliances include a four-ring electric hob with oven below, while additional space is available for freestanding white goods. The room is well-proportioned to accommodate a freestanding breakfast table, making it both practical and sociable.

### Open Plan Lounge Dining Room

#### Lounge Area

12' 3" x 11' 6" (3.73m x 3.50m)

A generously sized lounge located to the rear aspect, enjoying a pleasant view over the private rear garden through patio doors, which also allow plenty of natural light to fill the room. Finished with a coved ceiling and laminate flooring, this comfortable living space is ideal for both relaxing and entertaining.

#### Dining Area

9' 2" x 6' 5" (2.79m x 1.95m)

A versatile space, ideal for use as a dining area or home office, featuring a window overlooking the rear garden that brings in natural light. Finished with the continuation of attractive laminate flooring, the space blends seamlessly with the adjoining lounge.

### First Floor

#### Landing

The landing provides access to all three bedrooms and the shower room, and is completed with a useful built-in storage cupboard, ideal for linens or household essentials.

#### Master Bedroom

10' 3" x 9' 11" (3.12m x 3.02m)

Located to the rear aspect, this is the largest of the two double bedrooms, making it an ideal master bedroom. The room is completed with a built-in double wardrobe, offering practical storage while maintaining a spacious feel.

#### Bedroom Two

9' 0" x 9' 5" (2.74m x 2.87m)

Positioned to the front aspect, this second double bedroom features a built-in double wardrobe, providing useful storage while keeping the space uncluttered and functional.

#### Bedroom Three

6' 6" x 7' 8" (1.98m x 2.34m)

A well-proportioned single bedroom, located to the rear aspect, making it ideal as a child's room, guest room, or a comfortable home office, depending on your needs.

#### Shower Room

Providing a matching white three piece suite to comprise: Double width shower with mains mixer shower, low level WC and pedestal hand wash basin. Completed with complimentary tiling and door to airing cupboard housing the hot water tank.



## Externally

### Front Aspect

A double width gravelled driveway provides ample private off-road parking to the front of the property. A gated side access leads conveniently to the rear garden, offering both privacy and practicality.

### Rear Garden

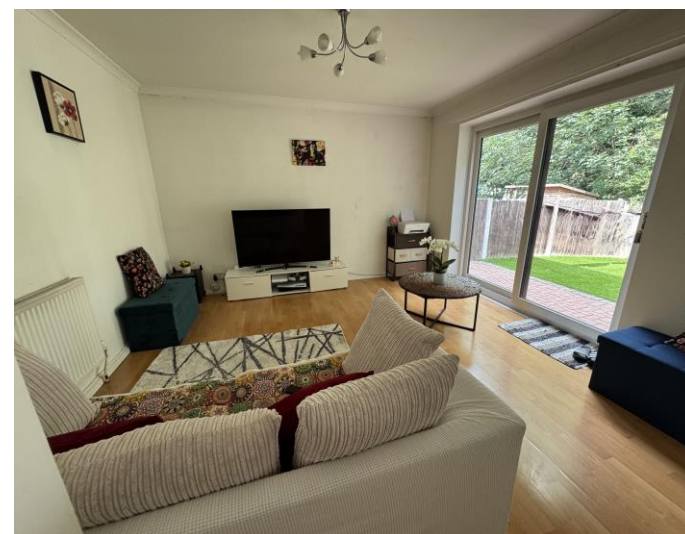
Designed for low maintenance gardening, the rear garden features a substantial block paved patio area and a central artificial lawn, all enclosed by panelled fencing to provide privacy and security, ideal for relaxing or entertaining outdoors.

### 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



### Location

Holmes Chapel is a highly sought-after Cheshire village, offering a charming and vibrant village centre with a wide range of day-to-day shopping amenities. From independent boutiques to well-known high street names, the village caters for all lifestyles. Set amidst beautiful surrounding countryside, including the Dane Valley right on the doorstep, it's an ideal location for walkers and nature lovers. The village is served by two highly regarded primary schools and Holmes Chapel Comprehensive School, making it an excellent choice for families. A variety of pubs, restaurants, and cafés add to the village's welcoming atmosphere, while excellent transport links make commuting a breeze. The local train station offers regular services to Manchester, Manchester Airport, and Crewe Main Line Station. For road commuters, Junction 18 of the M6 provides swift access to the North West motorway network.



## Directions

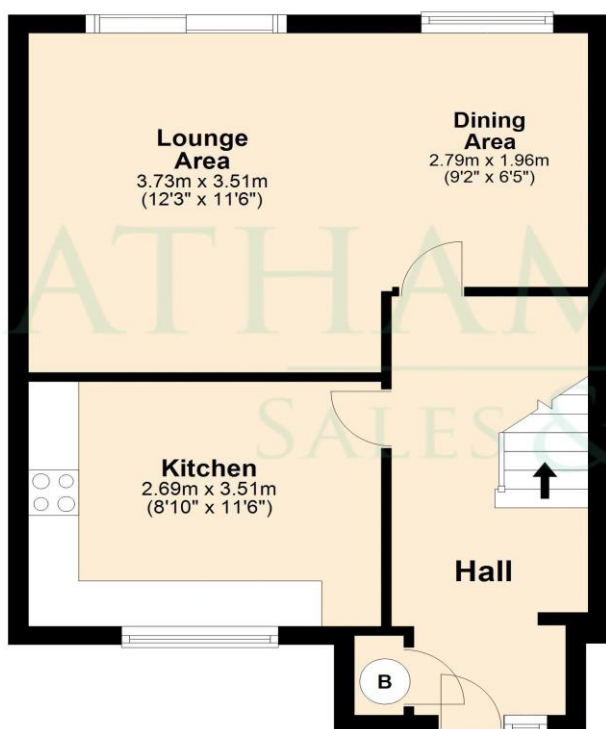
From our office 16 The Square, Holmes Chapel, CW4 7AB. Travel to the mini roundabouts taking the first exit left onto Middlewich Road, take the first right onto Crofters Court, where the property can be found on your right hand side.

Easily Identified By Our Latham Estates For Sale Board

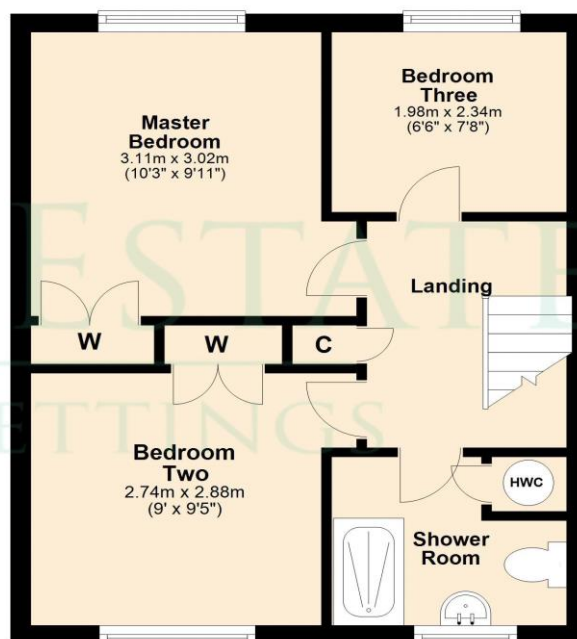
Viewing Strictly by Appointment



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 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.