LATHAM ESTATES
SALES & LETTINGS

Crofters Court
Holmes Chapel

Guide Price £250,000



Excellent Opportunity To Add Your Own Stamp

Three Well Proportioned Bedrooms

Private Double Driveway

Open Plan Lounge Dining Room

Smart Three Piece Shower Room

Enclosed Rear Garden





18 London Road Holmes Chapel CW4 7AJ
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

A Three Bedroom Mid-Terrace Home Offering An Exciting Opportunity To Create Something Special, Ideally Situated Within The Heart Of Holmes Chapel.

Occupying a convenient position within the highly sought-after Cheshire village of Holmes Chapel, this three-bedroom mid-terrace property offers an excellent opportunity for buyers looking to create a home entirely to their own taste and specification. Requiring some modernisation and improvement, the property provides scope to put your own stamp on the accommodation, explore your own design ideas and ultimately transform it into a home that reflects your individual style. Its central village location, within easy reach of local amenities, schools and the railway station, adds further appeal. The ground floor begins with an entrance vestibule leading to the spacious main hallway, which provides access to the principal reception areas. Positioned to the front is the generous sized breakfast kitchen, while to the rear, the open plan lounge/dining room extends across the width of the property, with patio doors opening onto the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms, comprising two doubles and a good-sized single, together with a smart three-piece separate shower room. Externally: The private driveway to the front provides ample off-road parking. The enclosed rear garden delivers a good degree of privacy, which is mainly laid to artificial grass along with inset shrubs and plants to add colour. Offered for sale with no onward chain, this is an appealing opportunity for purchasers seeking a property with plenty of scope to improve, personalise and add their own style, all within a particularly desirable village location.

No seller chain involved – offering greater ease and flexibility for your move.

ACCOMMODATION

Entrance Vestibule
Accessed via the front entrance door, the vestibule provides a useful introduction to the property, with a handy storage cupboard positioned to one side.

Hallway
The main hallway provides access through to the principal ground floor accommodation, with stairs rising to the first floor.

Kitchen
8' 10" x 11' 6" (2.69m x 3.50m)
Positioned to the front of the property, the kitchen is fitted with a range of matching wall, drawer and base units, providing useful storage and worktop space. There is provision for a range of freestanding white goods, together with a front-facing window allowing natural light to fill the room. Ample space is available for a breakfast table and chairs, creating a practical everyday dining area.

L-Shaped Open Plan Lounge Dining Room
12' 4" Red to 9'2' x 17' 10" Red to 6.4 (3.76m x 5.43m)
Extending across the rear of the property, this spacious open-plan reception room provides clearly defined lounge and dining areas. The dining area enjoys a window overlooking the rear garden, whilst the lounge area benefits from a full-length window and adjoining door, providing direct access onto the garden and allowing plenty of natural light to flow through.

First Floor Landing
The landing provides access to all three bedrooms and the shower room, together with a useful built-in storage cupboard.

Master Bedroom
10' 6" x 9' 10" Min (3.20m x 2.99m)
A well-proportioned double bedroom positioned to the rear of the property, enjoying a window overlooking the rear garden and benefitting from a double built-in wardrobe.

Bedroom Two
9' 0" x 9' 4" (2.74m x 2.84m)
Another good-sized double bedroom, situated to the front of the property, with a front-facing window and double built-in wardrobe providing useful storage.

Bedroom Three
6' 5" x 7' 8" (1.95m x 2.34m)
A good-sized single bedroom positioned to the rear of the property, with a window overlooking the garden.

Shower Room
A smart three-piece shower room, positioned to the front of the property and fitted with a particularly generous triple-width walk-in shower, complete with a fixed glass shower screen, wall-mounted electric shower and easy-clean panelled wall surrounds. The suite is further complemented by a low-level WC and a pedestal hand wash basin with chrome tapware. Complementary splash back tiling completes the room.



Externally

Front Aspect
To the front of the property, a double-width block paved private driveway provides ample off-road parking.

Rear Garden
The enclosed rear garden enjoys a good degree of privacy and is predominantly laid to artificial grass, offering a low-maintenance outdoor space. Inset shrubs and flowering plants provide attractive touches of colour.

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 Awaiting EPC
Council Tax Band - C - Cheshire East
Tenure - Freehold









Location

Holmes Chapel remains one of Cheshire's most desirable village locations, combining an attractive traditional village centre with an excellent range of everyday amenities. The High Street offers a variety of independent shops, boutiques and familiar names, alongside a selection of cafés, pubs and restaurants, creating a lively and welcoming community. Surrounded by attractive Cheshire countryside, the village enjoys easy access to the picturesque Dane Valley and its network of riverside and countryside walks, providing plenty of opportunities for outdoor recreation. Families are particularly well catered for, with two well-regarded primary schools and Holmes Chapel Comprehensive School and Sixth Form College serving the area. Commuters also benefit from excellent transport connections. Holmes Chapel railway station provides regular services towards Manchester, Manchester Airport and Crewe, offering onward connections to the wider rail network. By road, Junction 18 of the M6 is conveniently accessible, providing links throughout Cheshire and the wider North West.

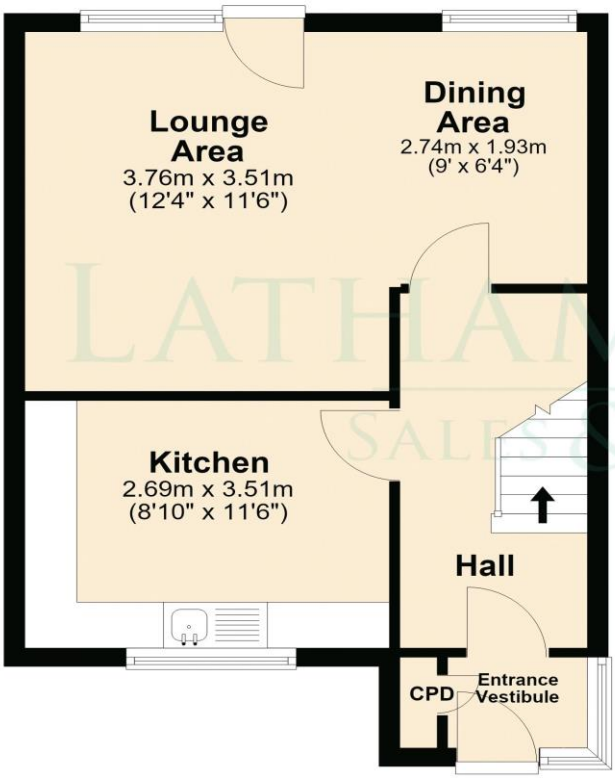
Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. 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. Post Code: CW4 7EX Viewing Strictly by Appointment

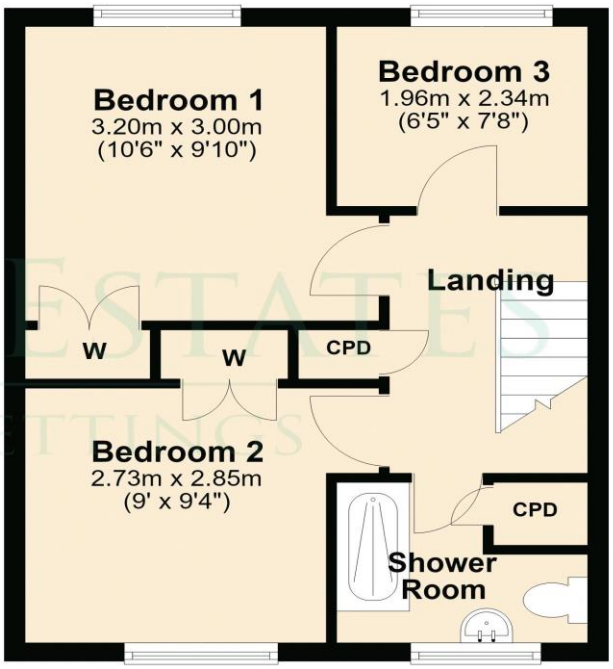




Ground Floor



First Floor



This plan in NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.