



Immaculate Detached Bungalow

Popular Village Location

Smart Three Piece Shower Room

Stylish Breakfast Kitchen

Two Double Bedrooms

Gardens, Driveway & Garage



Introduction

A fabulous opportunity to acquire this immaculate detached bungalow.

Occupying a desirable position within the ever-popular Alumbrook Avenue development. Enjoying easy access to the village centre and its excellent range of amenities, the property is perfectly placed to embrace all that village life has to offer. The accommodation begins with a welcoming entrance hallway featuring attractive flooring and providing access to majority of the rooms. The spacious and inviting lounge enjoys a front-facing position and offers ample space for a variety of freestanding furniture arrangements. Also situated to the front of the property is the impressive breakfast kitchen, fitted with a comprehensive range of sage green shaker-style units, complemented by integrated appliances and a breakfast bar, creating a practical yet stylish space for everyday living. Both double bedrooms are generously proportioned and overlook the rear garden, providing a peaceful retreat. The accommodation is completed by a beautifully appointed contemporary shower room, fitted with a modern three-piece suite and enhanced by striking tiled walls and quality fittings. Externally, the bungalow benefits from gardens to both the front and rear. The rear garden enjoys a favourable east-southeasterly aspect, providing an enjoyable outdoor space throughout the day. A driveway to the side of the property provides ample off-road parking and leads to a detached single garage. Offered for sale with no onward chain, this superb bungalow presents an excellent opportunity for purchasers seeking a smooth and straightforward move. Combining stylish, turnkey accommodation with a convenient and highly regarded village setting, the property is sure to appeal to a wide range of buyers and an early viewing is highly recommended.

EPC Rating – D

Council Tax Band – D – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hallway

An attractive composite entrance door opens into a welcoming entrance hallway, creating an excellent first impression. Oak style internal doors provide access to the majority of the accommodation, whilst attractive laminate flooring runs underfoot, setting the tone and standard for the beautifully presented accommodation that follows.

Lounge 14' 9" x 11' 10" (4.49m x 3.60m)

A lovely sized and inviting lounge enjoys a front facing position, offering ample space to accommodate a variety of furniture arrangements and creating an ideal setting for both relaxing and entertaining. The room is enhanced by the continuation of the attractive laminate flooring, whilst a door provides convenient access through to the breakfast kitchen.

Breakfast Kitchen 13' 0" x 9' 7" (3.96m x 2.92m)

Beautifully planned and well-appointed, this bright and airy breakfast kitchen enjoys a dual aspect with windows to both the front and side elevations, allowing for an abundance of natural light throughout the day. A comprehensive range of light sage coloured shaker style wall, drawer and base units provides excellent storage, complemented by contrasting wood effect worktops which extend to incorporate a breakfast bar and offer generous preparation space. The inset one and a half single drainer sink unit with chrome mixer tap is positioned beneath one of the windows, whilst integrated appliances include a Zanussi double oven, four-ring electric hob with contemporary glass splashback, leading to the extractor hood over, intergrated dishwasher and intergrated larder style fridge freezer. Further features include inset ceiling spotlights, the continuation of the attractive laminate flooring, and a door providing convenient access to the side of the property and garden beyond.

Master Bedroom 11' 1" x 12' 0" (3.38m x 3.65m)

A generous double bedroom, positioned off the entrance hallway, with a window to the side elevation which provides plenty of natural light. Offering ample space for a range of bedroom furniture, completed with attractive laminate flooring. The room creates a comfortable and peaceful retreat.

Bedroom Two 11' 1" x 9' 7" (3.38m x 2.92m)

A further good sized double bedroom, accessed from the hallway and enjoying a pleasant rear facing aspect. The room offers space for a range of bedroom furniture and is completed with attractive laminate flooring.

Shower Room

A standout feature of the home is the beautifully appointed shower room, finished to an exceptional standard and showcasing a contemporary design. The suite comprises of a generous walk-in shower enclosure with fixed glazed screen featuring stylish matte black detailing, complemented by a dual head mains mixer shower incorporating both a rainfall drench shower and separate traditional riser shower. The remainder of the suite includes a low-level WC and a wall-mounted vanity unit with twin storage drawers, inset hand wash hand basin and coordinating matte black mixer tapware. A window to the side elevation provides natural light and ventilation. Particularly eye-catching is the feature tiled wall to the shower area, complemented by contrasting wall tiling which enhances the room's modern aesthetic. The space is completed by attractive laminate flooring, creating a luxurious finish.



Externally

To the front of the property, a lawned garden creates an attractive approach, whilst a driveway to the side provides ample private off-road parking and leads to the detached single garage. The rear garden enjoys a favourable east-southeasterly aspect and is arranged with a central lawn, paved pathways and a seating area. Offering a blank canvas, the space provides excellent scope for a purchaser to landscape and design to their own taste and requirements.

Garage 16' 9" x 8' 2" (5.10m x 2.49m)

A detached single garage positioned at the end of the driveway, accessed via an up and over door, providing useful parking, storage or workshop space.



Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of amenities. The village offers a comprehensive selection of everyday shopping facilities, combining independent boutiques with well-known high street retailers, creating a vibrant and welcoming community atmosphere. Surrounded by picturesque Cheshire countryside, Holmes Chapel is ideally placed for those who enjoy outdoor pursuits, with the beautiful Dane Valley and its network of walking routes right on the doorstep. The village is particularly popular with families, benefiting from a choice of highly regarded primary schools and a well-respected secondary school. A variety of pubs, restaurants and cafés can also be found both within the village and in the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where connections to the national rail network are available. Excellent road links are also close at hand, with Junction 18 of the M6 motorway providing convenient access to the wider North West motorway network.

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, Holmes Chapel, Cheshire, CW4 7AB, travel north on London road to the mini roundabouts, taking the third exit onto Macclesfield Road, continue along taking the first right hand turn onto Sandiford Road, then first right onto Alumbrook Avenue, where the bungalow can be found on the left hand side, easily identified by our Latham Estates For Sale board. Post Code: CW4 7BX.
Viewing Strictly by Appointment



Floor Plan



This plan is 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.