



Two Bedroom Semi-Detached Bungalow

Stylish Well Planned Kitchen

Smart Shower Room

Excellent Village Location

Spacious Lounge with Feature Fireplace

Desirable Corner Plot, Driveway & Garage



Introduction

A fantastic opportunity to acquire this bright and spacious two-bedroom semi-detached bungalow, superbly positioned for easy access to the village centre and its excellent amenities. Beautifully maintained throughout, the bungalow offers light-filled, well-balanced accommodation ideal for those seeking comfortable, single-storey living in a convenient yet peaceful setting. In more detail, the accommodation begins with a welcoming entrance hallway, sitting open-plan to the dining area of the breakfast kitchen, creating a sociable and practical space. The stylish kitchen is fitted with a range of attractive cream Shaker-style units providing ample storage, complemented by integrated appliances including a fan-assisted oven, four-ring electric hob and microwave. The bright and spacious lounge is positioned to the front of the property, centred around an eye-catching feature gas living flame fireplace, creating a warm and inviting focal point. An inner hallway leads to two well-proportioned bedrooms, with the versatile second bedroom opening into a delightful garden room/conservatory, a lovely spot to relax and enjoy views over the garden. The accommodation is completed by a smart, modern three-piece shower room. Externally, the bungalow occupies a generous corner plot with gardens flowing around the property, predominantly laid to lawn and enhanced by inset flower beds providing seasonal colour. A private driveway offers ample off-road parking and leads to a detached single garage, adding both practicality and convenience.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase.

EPC Rating – D

Council Tax Band – C – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance

A welcoming introduction to the home, with a smart composite front door opening into an open-plan dining kitchen. A useful built-in coats cupboard provides practical storage, with a further door giving access to the lounge.

L-Shaped open plan dining kitchen

Dining Area 6' 7" x 6' 5" (2.01m x 1.95m)

A bright and airy open plan dining area enjoying a dual outlook, with windows to both the front and side elevations. A central breakfast bar neatly divides the kitchen and dining spaces, creating a sociable and practical layout.

Kitchen Area 6' 4" x 10' 2" (1.93m x 3.10m)

A chic and well planned kitchen fitted with a range of cream Shaker style wall, drawer and base units, complemented by contrasting work surfaces providing ample preparation space. An inset one-and-a-half bowl single drainer sink unit with swan-neck mixer tap sits neatly within the worksurface. Integrated appliances include a single electric fan assisted oven and grill, integrated microwave, and a four-ring electric hob with pull-out extractor fan. The kitchen is completed with complementary splashback tiling and a door leading to the side elevation.

Lounge 14' 10" x 10' 5" (4.52m x 3.17m)

A lovely, bright lounge centred around an attractive chimney breast featuring a modern fireplace with stylish wooden surround, matching inset and hearth, housing a coal-effect living gas flame fire. The room is finished in neutral décor, enhanced by two wall light points and a front-facing window allowing plenty of natural light to fill the space.

Inner Hallway

Providing access to both bedrooms and shower room, along with door giving access to the useful airing cupboard where the Ideal gas fired central heating boiler can be found, completed with loft hatch.

Master Bedroom L-Shaped 10' 9" x 10' 11" Maximum into recess (3.27m x 3.32m)

Positioned to the rear of the bungalow, this spacious bedroom features a useful recessed area ideal for freestanding wardrobes, and enjoys a window overlooking the rear garden, creating a peaceful and private setting.

Bedroom Two 7' 5" x 10' 5" (2.26m x 3.17m)

A versatile room set to the rear of the bungalow, ideal as a second bedroom or sitting room, with access to the garden room/conservatory. The room is completed with a fitted double wardrobe for convenient storage.

Garden Room/Conservatory 4' 8" x 11' 1" (1.42m x 3.38m)

Located off bedroom two, the garden room/conservatory features full length windows overlooking the rear garden, along with a door providing direct access to the outdoor space.

Shower Room

A beautifully styled three piece shower room comprising a double width walk-in tiled shower with electric shower, a sleek vanity unit housing the hand wash basin with chrome mixer tapware with storage below and a low level WC. Completed with chic tiled walls, contrasting floor tiles, and a wall mounted heated chrome towel rail, creating a modern and practical space.



Externally

Situated on a desirable corner plot, the property features double gates opening onto a block paved private driveway, leading to the detached single garage and main entrance. Lawned gardens extend to the front and side, accented with thoughtfully planted flower beds providing seasonal colour. Gated access beside the garage leads to the rear garden and the garage's side door. The rear garden enjoys a south westerly aspect, with a patio area perfect for relaxing or entertaining, the garden is mainly lawned garden bordered by well maintained flower beds.

Garage 13' 11" x 8' 2" (4.24m x 2.49m)

Up and over front entrance door along with courtesy side access door. Completed with light and power.



Location

Life in Holmes Chapel offers a wonderful blend of community spirit, everyday convenience and countryside tranquillity, ideal for those looking to downsize without compromise. The attractive village centre provides a comprehensive range of amenities, including independent shops, cafés, supermarkets and essential services, all within easy reach and perfect for day-to-day living. Surrounded by picturesque Cheshire countryside, with the beautiful Dane Valley close by, the area is ideal for gentle walks, dog owners and those who enjoy a quieter, more relaxed lifestyle. A selection of welcoming pubs and restaurants provide lovely spots for leisurely lunches or meeting friends. For those wishing to stay well connected, Holmes Chapel railway station offers regular services to Manchester, Manchester Airport and Crewe, while Junction 18 of the M6 is conveniently close for wider travel, making it easy for visiting family and friends.

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

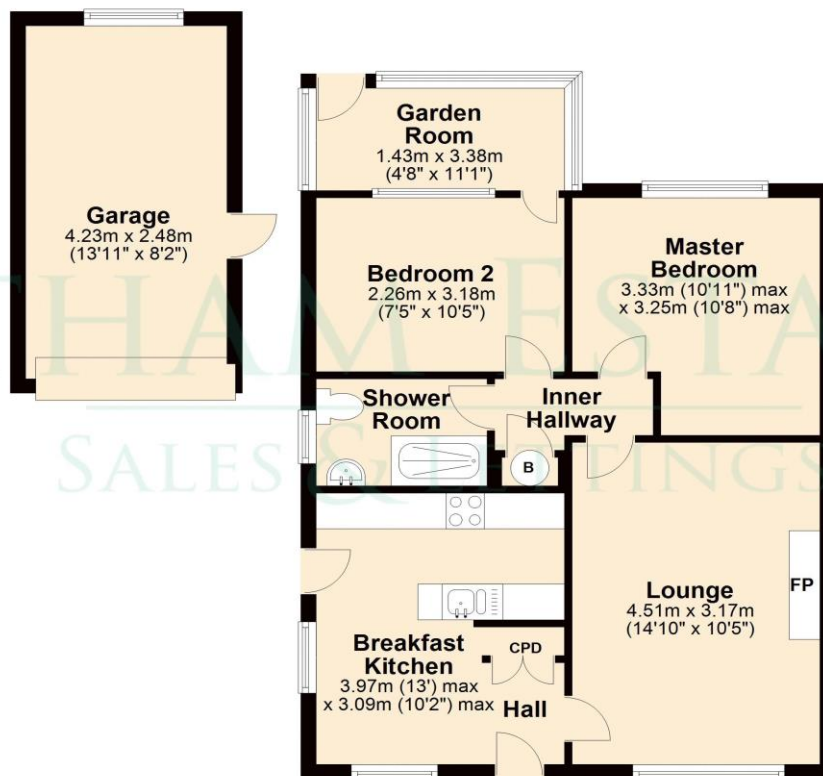


Directions

From our office 16 The Square, CW4 7AB, travel north to the mini roundabouts, taking the third exit onto Macclesfield Road. Take the first right hand turn onto Sandiford Road, continue along, where the bungalow will be found on the right-hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7BU
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.