

LATHAM ESTATES

SALES & LETTINGS

Macclesfield Road
Holmes Chapel

Guide Price £365,000



Stunning Three-Bedroom Semi-Detached
Home

Fabulous Open-Plan Dining Kitchen

Beautifully Presented Throughout

Stylish Four-Piece Family Bathroom

Impressive Loft Conversion



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Introduction

A stunning traditional three-bedroom semi-detached property set over three floors, beautifully presented to an exceptional standard throughout. Combining timeless character with stylish modern touches, this is a fabulous ready to move into family home, ideally positioned within walking distance of Holmes Chapel village centre and its excellent range of local amenities, train station and the highly regarded Hermitage Primary School is also close by, making this a superb location for village life.

The current owners have significantly enhanced the property to an extremely high standard, carefully introducing stylish improvements while retaining the character and charm of this lovely traditional home. Highlights include the superb open-plan dining kitchen, a stylish four-piece family bathroom, eye-catching engineered wood flooring and a traditional feature log burner. The tour begins with an attractive arched entrance leading to the smart front door and welcoming hallway. Stairs rise to the first floor, with a door leading through to the lounge. The bright, spacious and full of character lounge is positioned to the front of the property and features a walk-in bay window, allowing natural light to flood the room. A traditional feature log burner sits within the chimney breast, providing a wonderful focal point and adding a cosy, homely feel. To each side of the chimney breast is a beautifully designed run of low-level cupboards with elegant panelled doors, topped by open shelving above. This lovely bespoke-style feature adds both practical storage and a real touch of sophistication to the room, perfectly complementing its traditional character. To the rear of the property is the impressive open-plan dining kitchen. The stylish contemporary kitchen is fitted with an extensive range of light grey units, providing ample storage and complemented by granite work surfaces and a comprehensive range of quality integrated appliances. The adjoining dining area provides generous space for freestanding dining furniture, creating a fantastic social space for both everyday family life and entertaining. The first-floor landing provides access to the master bedroom, a good-sized single bedroom and the fabulous four-piece family bathroom, with a further staircase ascending to the second-floor loft conversion. Here, a substantial additional double bedroom provides excellent versatility for family, guests or home working. Externally, the front elevation features a substantial block-paved driveway, providing ample private off-road parking, with gated access leading to the side of the property, where the detached single garage can be found. The rear garden enjoys a high degree of privacy and is mainly laid to lawn with fenced boundaries and a generous paved patio area, providing an excellent space for outdoor dining, entertaining and relaxation. This is a truly lovely home, where traditional character has been beautifully complemented by stylish and considered improvements. Immaculately presented throughout and perfectly positioned for the village centre, local amenities and highly regarded schooling, it offers a wonderful opportunity for anyone looking for a home that is ready to move straight into.

ACCOMMODATION

Offered for sale with no seller chain involved.

Entrance Hallway

Entered via an attractive traditional front door beneath a pretty arched entrance, the hallway immediately sets the tone for this beautifully presented home. Exposed engineered wood flooring flows through the hallway, with stairs ascending to the first floor and a door leading through to the lounge.

Lounge 12' 1" Minimum x 12' 5" into recess (3.68m x 3.78m)

A bright and characterful reception room enjoying a walk-in bay window to the front aspect, allowing an abundance of natural light to flood the room. The central chimney breast houses a striking cast iron log burner, creating a lovely focal point, with beautifully styled low-level cupboards with panelled doors to either side and open shelving above. Engineered wood flooring continues through the room, adding a smart and cohesive finish. Part glazed oak double doors open directly into the impressive open-plan dining kitchen.

Open Plan Dining Kitchen

18' 4" x 15' 10" Both Maximum (5.58m x 4.82m)

A superb open-plan space and undoubtedly the heart of the home, combining a stylish contemporary kitchen with a generous dining area. The kitchen is fitted with an attractive range of light grey high-gloss wall, drawer and base units, providing excellent storage and complemented by smart work surfaces. Integrated appliances include a Neff mid-level hideaway door electric fan assisted oven and grill, integrated Neff combination microwave, Neff four-ring induction hob with pull-out extractor over and an integrated Neff dishwasher. An inset one-and-a-half bowl single drainer sink unit with chrome mixer tap completes the kitchen, while attractive metro style splashback tiling adds a stylish finishing touch, while tiled flooring flows throughout the open-plan space, creating a practical and sophisticated finish. Windows to the side and rear aspects allow plenty of natural light to fill the room. Completed with a useful understairs walk-in storage cupboard and French doors open directly onto the rear garden, making this a wonderful space for both everyday family living and entertaining.

First Floor Landing

The beautifully presented staircase ascends to the first floor, featuring a stylish central carpet runner with stair rods, complemented by attractive panelled wall detailing. This characterful finish continues throughout the first-floor landing and along the further staircase to the second floor, creating a beautifully cohesive and considered look.

Main Bedroom 12' 2" x 9' 4" (3.71m x 2.84m)

A lovely, well-proportioned main bedroom positioned to the front of the property and filled with character. The attractive casement window provides an abundance of natural light while complementing the traditional style of the home. A picture rail adds a further charming period detail, creating a room that feels both elegant and welcoming.

Bedroom Three 7' 6" x 9' 1" (2.28m x 2.77m)

Positioned to the rear of the property, bedroom three is a versatile and beautifully presented room, featuring an attractive casement window overlooking the rear aspect. A particularly useful space, it would make an excellent dressing room, nursery, home office or single bedroom.

Family Bathroom

A beautifully appointed and stylish four-piece family bathroom, finished with attractive tiled walls and flooring. The suite comprises a tiled bath with chrome mixer tap, low-level WC, and a vanity unit housing a wash hand basin with chrome mixer tap and two useful storage drawers beneath. There is also a glazed walk-in shower enclosure with mains mixer shower. A rear-facing casement window provides natural light and ventilation, while the tasteful tiling creates a smart and sophisticated finish.



Second Floor Double Bedroom

Accessed via the further staircase from the first-floor landing, this charming loft-converted bedroom offers excellent versatility and could equally lend itself to use as a principal bedroom, the room is wonderfully light and characterful, with twin Velux skylights providing an abundance of natural light. Useful storage is also provided within the eaves, making this a particularly practical and appealing additional bedroom.

Externally

The property is approached via an impressive-sized block-paved driveway, providing ample private off-road parking and leading directly to the main entrance. Attractive shaped, raised borders, planted with mature evergreen shrubs, add a smart and established feel to the frontage. Double gates provide access to the side of the property and lead through to the rear garden. The rear garden offers a good degree of privacy and features an extensive paved patio area, providing an excellent space for outdoor dining and entertaining. The patio extends towards the garage and provides access to the detached single garage. The garden is predominantly laid to lawn and enclosed by established boundaries, creating a generous and private outdoor space that is ideal for both relaxing and entertaining.



Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of everyday amenities. The village offers a superb mix of independent shops, cafés and well-known high street retailers, catering for all day-to-day shopping needs. Surrounded by beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley and an abundance of scenic walking routes right on the doorstep. The village is particularly popular with families, benefiting from two highly regarded primary schools and secondary school, together with a variety of pubs, restaurants and cafés both within the village and the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are onward connections to the national rail network. The nearby M6 motorway, accessed via Junction 18, offers convenient links to the wider North West motorway network, making Holmes Chapel an excellent location for both work and leisure.

Tenure

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

EPC Rating - D

Council Tax Band - C - Cheshire East



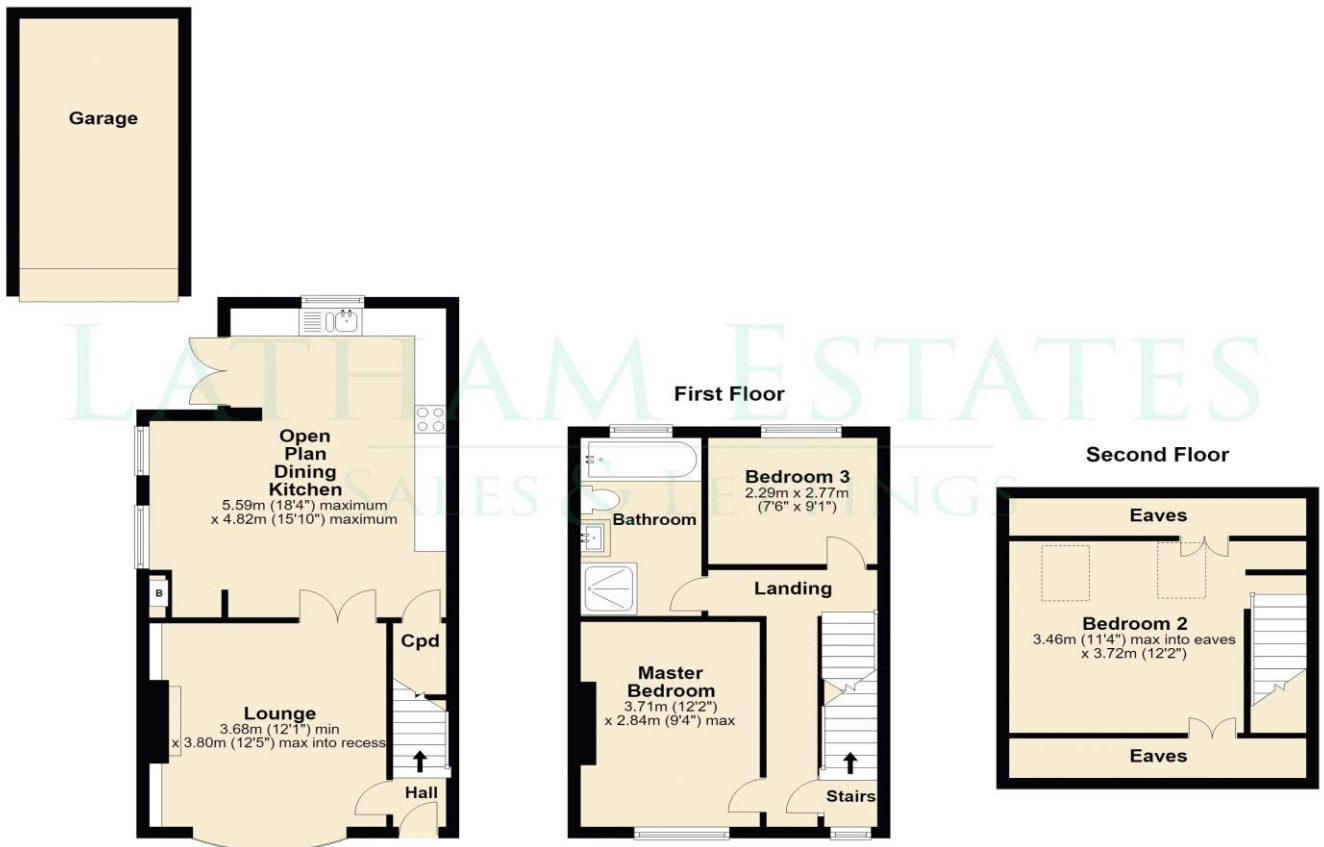
Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel to the mini roundabouts. Take the third exit onto Macclesfield Road, travel along past the church, where the property can be found on the left hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7NQ.

Viewing Strictly by Appointment



Ground Floor



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.