



Well Presented Semi-Detached Property

Stylish Open Plan Dining Kitchen

Smart En-Suite to Master

Spacious Lounge with Box-Bay Window

Three Well-Proportioned Bedrooms

Three Piece Modern Family Bathroom



Introduction

A beautifully presented three-bedroom semi-detached home set within the ever-popular Brooklands development on the edge of Holmes Chapel village. The current owners have created a warm and welcoming home that is truly ready to move into, with stylish décor and a thoughtful layout throughout. The tour starts with the entrance hallway with a conveniently placed two-piece ground floor cloakroom. From here, you step into the spacious lounge, where a box-bay window to the front allows natural light to flood the room. The open-plan staircase leading to the first floor adds a contemporary feel and enhances the sense of space. To the rear of the property sits the heart of the home, the smart open-plan dining kitchen. Fitted with an excellent range of cream-coloured units and contrasting work surfaces, it provides plenty of storage and workspace. There is ample room for dining furniture, making it a perfect space for both everyday living and entertaining. A striking exposed Cheshire brick feature wall adds warmth and character, while French doors offer views and access out to the rear garden. The first-floor landing leads to three well-proportioned bedrooms. The principal bedroom is positioned to the front of the property and benefits from a triple mirror-fronted built-in wardrobe and access to a smartly fitted en-suite shower room. The second double bedroom is set to the rear, while the third bedroom is currently used as a home office, complete with a stylish built-in desk, display and storage unit. A modern three-piece family bathroom completes the first floor. Externally: The property is just as impressive. A private driveway set to one side, provides private off-road parking alongside a neat, low-maintenance front garden. The rear garden is particularly attractive, offering excellent privacy and enjoying a sunny aspect. A substantial patio area leads onto a central lawn and a raised decked seating area, perfect for making the most of the afternoon and evening sun. Established ornamental trees line one side, adding a sense of seclusion and charm.

EPC Rating – B

Council Tax Band – C – Cheshire East

Tenure - Leasehold

ACCOMMODATION

Hallway

A smart composite front door opens into the hallway, giving access to both the ground-floor cloakroom and the lounge.

Ground Floor WC/Cloakroom

The cloakroom is fitted with a smart, matching two-piece suite comprising: Wall mounted hand wash basin with chrome mixer tapware and a low level WC. Completed with attractive laminate flooring and a window to the front aspect.

Lounge 13' 7" x 8' 7" Extending to 12'10' (4.14m x 2.61m)

Located to the front aspect is the bright and spacious lounge, featuring a walk-in box-bay window that allows natural light to flood the space. Open plan balustrade stairs sit to one side, complete with useful understairs storage. Eye catching part-panelled walls add character and charm, while attractive laminate flooring flows seamlessly through the ground floor into the kitchen and dining room.

Open Plan Dining Kitchen 10' 8" x 15' 7" (3.25m x 4.75m)

The heart of any home is undoubtedly the kitchen; this one does not disappoint. Set to the rear of the property, it enjoys views over the garden. The well planned kitchen area offers an extensive range of cream-coloured wall, drawer, and base units with attractive contrasting butchers block style work surfaces. The design flows neatly around to a central dividing area with additional storage. The one and a half single drainer sink unit with pull-out spray chrome mixer tapware sits perfectly beneath the window overlooking the garden. Appliances include a four-ring gas hob with brushed chrome splashback leading to the chimney style extractor fan, and Zanussi integrated electric fan assisted oven. The kitchen opens seamlessly into the dining area, where an eye-catching exposed Cheshire brick wall adds character and charm. This bright, open space is completed with inset ceiling spotlights and the continuation of the attractive laminate flooring.

First Floor Landing

The first floor landing provides access to the majority of rooms completed with a useful airing cupboard and loft access.

Master Bedroom 8' 0" x 12' 3" (2.44m x 3.73m)

The master bedroom is located to the front aspect and features a fitted triple built-in wardrobes with mirror-fronted sliding doors, while a feature panelled wall behind the bed adds character and charm. The room also benefits from a further built-in over-stairs wardrobe and provides access to the en-suite shower room.

Bedroom Two 8' 5" x 8' 11" (2.56m x 2.72m)

The second double bedroom, located to the rear aspect, is a generous sized room offering plentiful space for freestanding furniture.

Bedroom Three 8' 10" x 6' 6" (2.69m x 1.98m)

Bedroom three, also located to the rear aspect, is currently used as a home office. It features a smart, stylish built-in unit along one wall, providing open display shelving, storage cupboards, with a central desk area. Ideal for modern working-from-home needs. A feature panelled wall adds character to the room.

Family Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

The family bathroom features a smart three-piece suite, comprising: Panelled bath with chrome mixer tapware, pedestal hand wash basin with matching chrome mixer tapware, and a low level WC. Stylish tiled walls surround the bath area, complemented by contrasting tiled flooring. The room is completed with a fitted vanity mirror and a window to the side aspect.



Externally

The property sits behind a low maintenance front garden with a pathway leading to the front entrance, while a tandem style driveway is set to one side and provides ample private off-road parking. The rear garden offers a high degree of privacy, featuring a paved patio that leads onto a central lawn and a raised deck at the bottom of the garden, ideal for summer alfresco dining and entertaining.

Tenure

We have been informed the property is Leasehold.
Being 999 years from 2016

Ground Rent £370.00 P/A

Site maintenance charge: £210.00 P/A

Correct at the time of listing.

We recommend you check these details with your
Solicitor/Conveyancer



Location

Holmes Chapel is a highly sought-after village in the heart of Cheshire, known for its vibrant community and picturesque surroundings. The village centre offers a wide range of day-to-day amenities, including a mix of independent retailers and well known high street names, creating a welcoming and convenient hub for residents. Set amidst beautiful Cheshire countryside, Holmes Chapel is perfect for outdoor enthusiasts, with the scenic Dane Valley right on the doorstep, ideal for walkers and nature lovers alike. The area is well served by education, boasting two highly regarded primary schools and a respected secondary school. A selection of pubs and restaurants can be found both within the village and the surrounding area, offering a variety of dining and social options. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe, with Crewe offering fast links to London and other major destinations. Excellent road connectivity is also available, with easy access to the Northwest motorway network via Junction 18 of the M6.



Directions

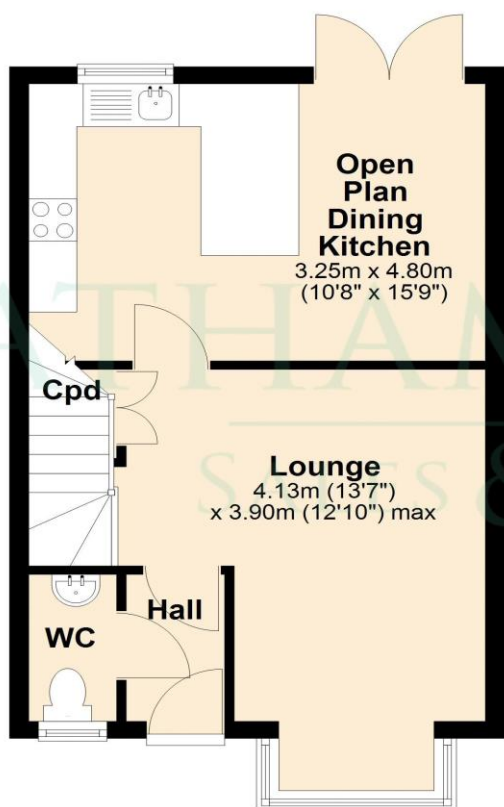
From our office 16 The Square, CW4 7AB. Travel south on London Road (A50) to the main traffic lights, turn left onto Station Road, continue along past Holmes Chapel railway station, straight ahead at the roundabout (second exit). Take the next right onto Severn Way, follow the road round to the right. Where the property can be found on the right-hand side.

Post Code: CW4 8FT.

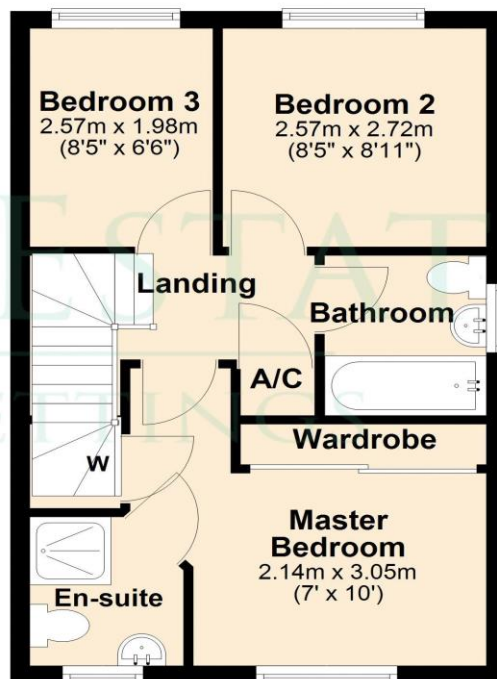
Viewing strictly by appointment.



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrative 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.