



**Detached Three-Bedroom Bungalow**

**Opportunity To Enhance And Personalise**

**Three Good Size Bedrooms**

**Fantastic Village Location**

**Spacious Lounge And Kitchen**

**Private Driveway And Detached Garage**



## Introduction

### Three-Bedroom Detached Bungalow with Excellent Potential.

Offering a tremendous opportunity for enhancement and modernisation. This detached true bungalow gives the buyer an exciting opportunity to create a superb home tailored to their own requirements. With its desirable location and good size plot, the potential on offer is clear to see. Situated on the sought-after Alumbrook Avenue development, this three-bedroom detached bungalow enjoys a convenient position just a short, level walk from the village centre, making it ideal for those seeking easy access to local amenities and village life. The accommodation begins with an entrance hallway leading into a spacious lounge, which is located to the front aspect featuring a bow window that fills the room with natural light. From the lounge, access is gained to the main hallway. The kitchen is also located to the front aspect and currently offers a range of cream shaker style wall and base units but awaits your specification providing an excellent opportunity for purchasers to create a kitchen to their own taste and design. The sizeable inner hallway leads to three well-proportioned double bedrooms, with the principal bedroom enjoying a view over the rear garden. The accommodation is completed by a three-piece bathroom, which also offers scope for modernisation and personalisation. Externally, the property is set behind a low-level boundary wall with a lawned front garden and a generous driveway providing ample off-road parking. The driveway leads to a detached single garage, offering additional storage or workshop potential. The rear garden enjoys a south easterly position and presents a blank canvas for landscaping and improvement. Offered for sale with no onward chain, this is a superb opportunity for purchasers seeking a property they can make their own in 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

### Hallway

The side entrance hallway leads directly into the lounge and is complemented by a window to the side aspect.

### Lounge 15' 0" Minimum x 11' 11" (4.57m x 3.63m)

A spacious reception lounge offering excellent scope for enhancement and personalisation. A bay window to the front elevation overlooks the front garden and fills the room with natural light. Set to one wall is a brick-built hearth with TV plinth, housing a coal-effect living flame gas fire. The room is completed with four wall light points, a door leading to the main hallway and a generous recessed area providing access back to the entrance hall.

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

A generous and bright dual-aspect kitchen, offering an excellent opportunity for purchasers to create a space tailored to their own design and specification. Windows to the front and side elevations provide an abundance of natural light, while a door to the side gives convenient access to the driveway, ideal for bringing in shopping. The kitchen is currently fitted with a range of cream-coloured wall, drawer and base units, with contrasting work surfaces flowing round. Integrated appliances include a double built-in oven, four-ring gas hob and single drainer sink unit, with additional space provided for a washing machine and fridge freezer.

### Inner Hallway

The inner hallway provides access to the lounge, three well-proportioned bedrooms and the family bathroom.

### Master Bedroom 13' 1" x 12' 2" (3.98m x 3.71m)

The principal bedroom is situated to the rear of the property, enjoying views over the rear garden. Extended from the original bungalow design, this generously proportioned room provides excellent space for a comfortable bedroom suite and offers a blank canvas for purchasers to decorate and finish to their own taste.

### Bedroom Two 10' 11" x 9' 7" (3.32m x 2.92m)

A well proportioned second double bedroom with a window to the side elevation, providing natural light. Offering excellent potential for purchasers to update and personalise to their own style and requirements.

### Bedroom Three 10' 11" x 8' 2" (3.32m x 2.49m)

The third and final bedroom is a good-sized double room with a window to the side elevation, allowing for plenty of natural light. Requiring cosmetic updating, the room offers further scope for purchasers to modernise and personalise to their own tastes.

### Bathroom

The bathroom is currently fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath. A window to the side elevation provides natural light and ventilation. Offering excellent scope for improvement, the space presents an ideal opportunity for purchasers to create a modern bathroom to their own specification and style.



### Externally

The bungalow is set behind a low-level boundary wall with a front garden that is predominantly laid to lawn. A substantial driveway runs alongside the property, providing ample private off-road parking and leading to a detached single garage. A pathway to the opposite side of the bungalow provides access to the side entrance hallway. To the rear, the south-easterly facing garden offers excellent potential for landscaping and enhancement. Currently laid mainly to lawn, the space provides a blank canvas for keen gardeners and those looking to create an attractive outdoor entertaining area tailored to their own requirements.

### Garage 16' 11" x 8' 2" (5.15m x 2.49m)

Positioned at the end of the driveway and is fitted with an up-and-over entrance door. Additional features include a courtesy door providing access to the rear garden, a rear-facing window, and the benefit of both light and power.



### 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: CW47BX.

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.