LATHAM ESTATES
SALES & LETTINGS

Alum Court
Holmes Chapel

Guide Price £270,000



Three-Bedroom End of Terrace Property

Spacious Lounge and Separate Dining Area

Master Bedroom with En-Suite Shower Room

Well-Appointed Kitchen

Private, Enclosed Rear Garden

Private Off-Road Parking





18 London Road Holmes Chapel CW4 7AJ
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

A Well-Presented Three-Bedroom End Of Terrace Property, Enjoying A Popular Cul-De-Sac Position, Conveniently Located Within Easy Reach Of The Village Centre.

Occupying an established and popular cul-de-sac location, this attractive three-bedroom end of terrace property offers deceptively spacious accommodation, a wealth of character and well-proportioned living spaces. Combining traditional features with practical family living, the property would make an ideal home for a range of buyers. The accommodation begins with a covered entrance storm porch, leading into the hallway, which provides access to the ground floor accommodation. The hallway also leads to a useful downstairs cloakroom/WC, fitted with a two-piece suite. The spacious lounge is full of character and natural light, featuring an attractive box bay window to the front aspect, exposed oak ceiling beams and an appealing central feature fireplace. There is also useful under-stairs storage. An open archway connects the two spaces, creating a lovely sense of flow, whilst the dining area benefits from decorative plate racks to either wall and double French doors opening directly onto the rear garden, making this an ideal setting for both everyday family dining and entertaining. The kitchen is smartly presented and thoughtfully arranged, fitted with a stylish range of light beech effects units giving plentiful storage, complemented by coordinating work surfaces and tiled flooring. Integrated appliances include a Bosch oven and four-ring Hotpoint gas hob, whilst a black Mondella sink is positioned beneath the rear facing window, enjoying views to the rear garden. An additional generous cupboard provides excellent storage and offers the potential to create a useful pantry space. To the first floor, the landing provides access to all three bedrooms and the family bathroom, together with additional cupboard storage. The master bedroom is a particularly generous double room, enjoying good natural light from the front facing window and featuring fitted wardrobes incorporating a combination of shelving and hanging space. The room further benefits from its own en-suite facilities, comprising a shower and wash hand basin with vanity storage beneath. Bedroom two is another well-proportioned double bedroom, complete with fitted wardrobes offering both shelving and hanging space and a rear facing window. Bedroom three is a comfortable single bedroom, with a window overlooking the rear garden. The family bathroom is fitted with a matching white three-piece suite comprising a panelled bath, wash hand basin and WC. Externally: The front garden is predominantly laid to lawn, with inset shrubs and a tarmac driveway providing private off-road parking. To the rear, the property enjoys an established and pleasantly private garden, enclosed by fencing. The garden features a paved patio area, with steps leading up to a lawn, attractively bordered by flowerbeds either side. To the far end, a stone-covered area provides space for a garden shed, together with further potential for additional outdoor storage.

No Seller Chain Involved, Offering Greater Flexibility And The Potential For A Smooth And Straightforward Move.

ACCOMMODATION

Entrance Hallway
A welcoming entrance hallway featuring laminate flooring, with doors leading to the downstairs WC and lounge.

Ground Floor WC/Cloakroom
Fitted with a white two-piece suite comprising a pedestal wash hand basin and WC, together with a front facing window providing natural light.

Lounge *12' 7" Max x 12' 10" (3.83m x 3.91m)*
A spacious and characterful reception room enjoying a front facing position, with an attractive box bay window allowing plenty of natural light to flood the room. The lounge features exposed ceiling beams and an attractive brick fireplace with timber surround and tiled hearth, incorporating a living gas coal-effect fire. A staircase rises to the first floor, with useful understairs storage, whilst an open archway leads through to the dining room, creating a lovely connection between the two reception spaces.

Dining Room *10' 6" x 7' 1" (3.20m x 2.16m)*
Open plan from the lounge, this charming dining area continues the characterful feel of the property, with ample space for family dining and entertaining. Positioned to the rear, French doors open directly onto the garden, providing an attractive outlook and allowing plenty of natural light into the room. The dining area also provides access through to the kitchen.

Kitchen *10' 0" Max x 8' 6" Max (3.05m x 2.59m)*
A smartly presented and well-appointed kitchen, fitted with an attractive range of light beech wall, drawer and base units, complemented by coordinating work surfaces. The arrangement provides excellent storage and preparation space, together with integrated appliances including a Bosch oven and four-ring Hotpoint gas hob. A black Mondella sink is positioned beneath the rear facing window, enjoying views to the garden. There is also an additional cupboard area, offering excellent potential for a useful pantry or further storage.

First Floor Landing
The landing provides access to all three bedrooms and the family bathroom, together with useful additional cupboard storage and a loft hatch.

Master Bedroom
A generous double bedroom enjoying a front facing aspect and plenty of natural light. The room benefits from fitted wardrobes incorporating a combination of shelving and hanging space, together with access to its own en-suite facilities.

En-Suite
Fitted with a two piece suite to comprise. Step in shower cubicle and wash hand basin with vanity storage beneath, complemented by tiled walls to the shower and a front facing window providing natural light.

Bedroom Two
7' 9" Max x 9' 4" to back of Wardrobe (2.36m x 2.84m)
A further well-proportioned double bedroom, enjoying a rear facing aspect and featuring fitted wardrobes incorporating both shelving and hanging space.



Bedroom Three *7' 0" x 6' 3" (2.13m x 1.90m)*
A comfortable single bedroom with a rear facing window overlooking the garden.

Bathroom
Fitted with a matching three-piece suite comprising a panelled bath, wash hand basin and WC. Further features include half-height wall tiling and an extractor fan.

Externally
To the front, the property enjoys a predominantly lawned garden with inset shrubs, together with a tarmac driveway providing private off-road parking. The rear garden is established and pleasantly private, being enclosed by fencing and featuring a paved patio area with steps leading up to a lawn, attractively bordered by flowerbeds. To the far end, a stone-covered area provides space for a garden shed and additional outdoor storage.









Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the Northwest 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
EPC Rating – C
Council Tax Band - C - Cheshire East
Tenure - Freehold

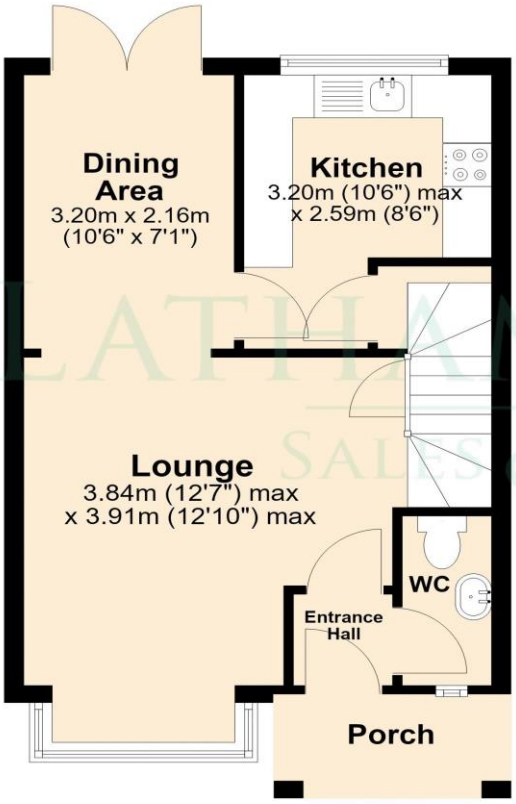
Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ, travel south through the village on London Road to the traffic lights, continue through the traffic lights staying on London Road. Take the second right hand turn onto Alum Court, easily identified by our Latham Estates For Sale Board. The property can be found on the right hand side of the cul-de-sac. Viewing Strictly by Appointment Post Code: CW4 7PJ

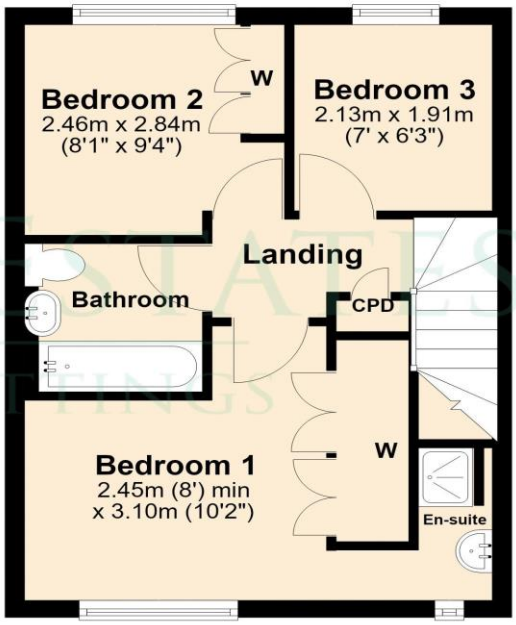




Ground Floor



First Floor



This plan in 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.