



**Mature Semi Detached Property**

**Two Separate Reception Rooms**

**Private Off Road Parking**

**Three Good Size Bedrooms**

**Kitchen with Pantry**

**Excellent Village Location**





## Introduction

**A Bright and Spacious Family Home in a Prime Village Location** An excellent opportunity to add your own style and design to enhance this bright, spacious three-bedroom semi-detached home. Perfectly positioned close to the village centre and all local amenities, ideal for enjoying the best of village life. The property lies within walking distance and catchment for the popular Hermitage Primary School (subject to placement availability) and offers easy access to the mainline Holmes Chapel train station. The property features eye-catching parquet flooring to the hallway, lounge, and dining room. The welcoming entrance hallway leads to a generous lounge located to the front aspect with a feature bay window, allowing natural light to fill the space, while the versatile second reception room sits to the rear aspect with French doors to the garden. The kitchen is fitted with a range of white wall and base units, providing ample storage and workspace. The first floor landing serves three well-proportioned bedrooms. Two being sizeable doubles and a good sized single, along with a three-piece shower room and separate WC. Externally: The front offers a gated driveway with ample off-road parking, a low maintenance gravelled garden, with mature inset flower beds. The rear garden includes a paved patio, lawn area, vegetable patch and access to two brick-built stores: one with a utility area and excellent storage, the other a gardener's WC. Enclosed panel fencing ensures a safe space for children.

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

Awaiting EPC

Council Tax Band – B - Cheshire East

Tenure – Freehold

## ACCOMMODATION

### Ground Floor

#### Entrance

Open canopied storm porch leading to the front entrance, providing a welcoming approach into the hallway.

#### Hallway

A bright and welcoming hallway featuring a turn-flight staircase to the first floor. A side-aspect window fills the space with natural light, while doors provide access to the lounge and kitchen. Finished with stylish parquet flooring.

#### Lounge *12' 4" maximum into recess x 12' 6" (3.76m x 3.81m)*

Located to the front aspect, with PVC double glazed walk in bay window allowing natural light to fill the room. Original picture rail, two wall light points, ceiling light point, continuation of Oak parquet flooring. To one wall is the wooden fire surround housing a gas fire. The lounge is completed with panelled radiator and door to dining room.

#### Dining Room

*10' 1" extending to 11' 5" x 10' 10" (3.07m x 3.30m)*

To the rear aspect of the home is the bright and airy dining room and features French style double doors opening to the garden, perfect for indoor-outdoor living. The room is enhanced by original picture rails, the continuation of oak parquet flooring and convenient access to the kitchen.

#### Kitchen

*7' 3" extending to 11' 4" x 7' 5" reducing to 4' 7" (2.21m x 2.26m)*

The kitchen awaits your personal touch and currently offers a range of matching touch open wall and base units, including inset drawers on some, providing ample storage. Contrasting work surfaces home to the inset ceramic sink with swan neck mixer tapware, complemented by metro style splashback tiling. A freestanding electric cooker, integral dishwasher, and pantry provide practicality, while red quarry tiled flooring and a door to the hallway complete the space.

#### Pantry

Continuation of red quarry tiled flooring, an ideal space for fridge and freezer and household goods.

### First Floor

#### Landing

Obscure window to side elevation, doors to all first floor rooms.

#### Bedroom One *10' 8" x 11' 3" (3.25m x 3.43m)*

A generous double bedroom located to the front aspect, featuring a double built-in wardrobe, offering ample hanging rail space and shelving for convenient storage.

#### Bedroom Two *9' 4" extending to 10' 1" x 11' 3" (2.84m x 3.43m)*

Located to the rear aspect is the second double bedroom with built-in single wardrobe.

#### Bedroom Three *7' 2" x 7' 4" extending to 8' 11" (2.18m x 2.23m)*

Located to the front aspect is the single bedroom of generous proportions, complete with a built-in double storage cupboard for practical and convenient storage.

#### WC

Separate to the main shower room with low level WC.

#### Shower Room

A practical and bright shower room fitted with a three-piece suite, including a corner shower with mains mixer shower, pedestal wash hand basin with chrome mixer tapware and bidet. The windows to the rear and side elevations allow natural light to fill the room. Completed with easy-clean panelled walls and a door to the airing cupboard housing the Potterton gas central heating boiler. The space awaits your personal touch.



### Externally

The front of the property features double gates opening onto a tandem driveway and covered carport, with a low-maintenance landscaped front garden for effortless curb appeal. To the rear delivers an ideal space for family life and relaxing in the fresh air, The paved patio provides the perfect space for outdoor entertaining, while a lawned garden with inset flowerbeds, leads to the vegetable patch. Access is gained to the two brick-built outbuildings.

### Two Brick Built out Buildings

One out building provides a utility area with light and power, tiled flooring, whilst the second is home to a low level WC.



### Location

Holmes Chapel is a highly sought-after Cheshire village, offering a vibrant yet relaxed lifestyle. The attractive village centre provides everything for day-to-day living, from independent boutiques to well-known high street names. Surrounded by beautiful countryside, including the Dane Valley on the doorstep, it's perfect for walkers and nature enthusiasts. The village also boasts excellent schools, a variety of pubs and restaurants, and a welcoming community atmosphere. Commuters benefit from the nearby railway station with regular services to Manchester, Manchester Airport, and Crewe, as well as easy access to the M6 motorway, combining rural charm with excellent connectivity.

### 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



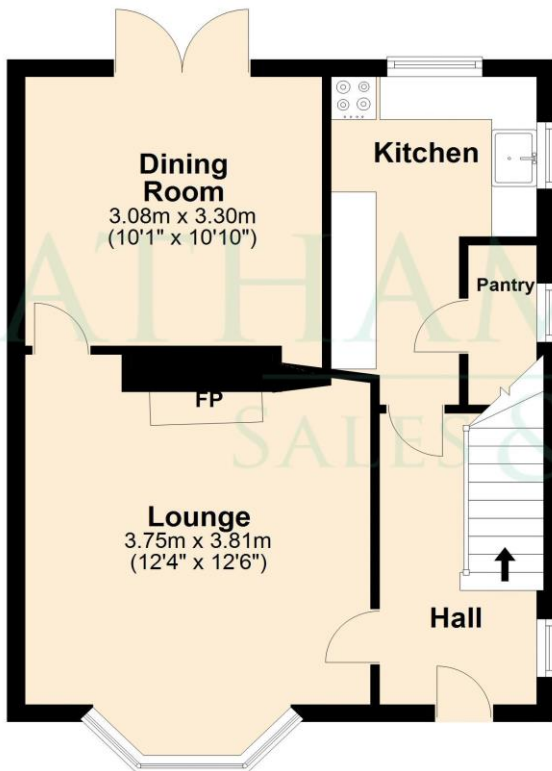


## Directions

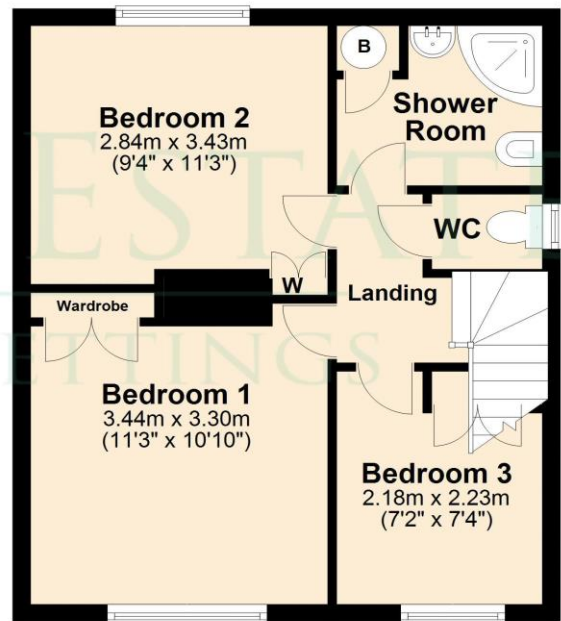
From our office 16 The Square, CW4 7AB, travel north to the mini roundabouts, taking the third exit right onto Macclesfield Road, continue along, taking the first left hand turn onto Hermitage Lane, then take the first left hand turn onto Rees Crescent, where the property can be found a short distance down, on the left hand side, easily identified by our Latham Estates For Sale Board. 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.