



Attractive Traditional Semi-Detached Property

Well Planned Open Plan Kitchen

Smart Four Piece Bathroom

Two Generous Reception Rooms

Two Double Bedrooms

Double Private Driveway



## Introduction

A fabulous opportunity to acquire this most attractive, traditional property, thoughtfully extended and reconfigured by the current owners to retain period charm and character while accommodating contemporary living. Perfectly located for village life, the centre and all amenities are just a short, flat walk away. The home offers deceptively spacious accommodation, with two inviting reception rooms, an open-plan kitchen, two generous bedrooms, and a substantial family bathroom. The tour begins with an entrance vestibule featuring eye-catching tiled flooring, leading to the hallway from which both reception rooms are accessed. The lounge occupies the front aspect, a bright room with a dual aspect, while the dining room sits open plan to the well-planned kitchen, enhanced by an exposed brick feature wall. The kitchen provides ample storage and bi-folding doors opening to the outside space. The first-floor landing leads to the fabulous master bedroom, also featuring an exposed brick wall, along with the second generous bedroom. Both are serviced by a smart four-piece family bathroom. Externally, the property is set behind a picket fence with gated front access, and a double driveway set to the side providing ample private parking, with further gated parking if required. The south-facing external space offers the potential to create a lovely garden area. The property is completed with a substantial timber store ideal for conversion to a summer house or home office.

**NB:** Stairs from the main landing leads to the loft, which has been partly converted (note: no building regulations). This versatile space is ideal as a hobby or a well-lit storage area, and it also benefits from a three-piece shower room. This home perfectly blends period character with modern practicality, offering a versatile and stylish home close to the heart of the village.

Offered for sale with no onward chain, allowing for a straightforward purchase.

Awaiting EPC

Council Tax – B – Cheshire East

Tenure – Freehold

## ACCOMMODATION

### Entrance Vestibule

The attractive front door opens into an entrance vestibule with eye-catching tiled flooring to the Minton design, leading through a part-glazed door into the main hallway.

### Hallway

Stairs ascend to the first floor, access is gained to both the lounge and dining room.

### Lounge 11' 5" x 12' 0" (3.48m x 3.65m)

A lovely room set to the front aspect, enjoying a dual aspect with windows to the front and side, filling the room with natural light. Features include a wall-mounted gas fire, deep skirting and exposed woodwork, adding character and charm.

### Dining Room 13' 5" x 12' 0" (4.09m x 3.65m)

A bright, substantial open plan dining area adjoining the kitchen, with a side window letting in plenty of natural light. An exposed brick feature wall adds warmth, while a door leads to a useful understairs cupboard. The original parquet flooring enhances the room's character and charm.

### Kitchen 9' 10" x 15' 9" (2.99m x 4.80m)

The well-planned kitchen flows open plan into the dining area, creating a bright and sociable space perfect for cooking, entertaining, or family gatherings. It features a range of cream coloured wall, drawer, and base units providing plenty of storage, with butcher block style work surfaces flowing round to give plentiful preparation space and metro style brick splash back tiling, along with the benefit of underfloor heating, the tiled flooring adds practicality and style, while space is available for a freestanding cooker, dishwasher, and fridge freezer. The inset one and a half single drainer sink unit with swan neck chrome mixer tap sits beneath the rear window. Bifold doors open onto the outdoor space. A part-vaulted ceiling with Velux-style window and exposed steel beams floods the room with light and adds a sense of space and character.

### First Floor Landing

The open balustrade handrail sweeps around the landing, providing access to both bedrooms, the loft space and the family bathroom. The landing is enhanced by high ceilings, deep skirting and natural woodwork around the doors, adding character and charm to the space.

### Master Bedroom 11' 5" x 15' 10" (3.48m x 4.82m)

A substantial and inviting main bedroom set to the front of the property, offering plenty of space for freestanding furniture. The exposed brick feature wall adds warmth and character, while two windows fill the room with natural light, creating a bright and welcoming retreat.

### Bedroom Two 10' 3" x 9' 3" (3.12m x 2.82m)

The second double bedroom is located at the rear of the property and features a useful recess, perfect for a dressing table or fitted wardrobes, providing a versatile and practical space.

### Bathroom 8' 11" x 8' 11" (2.72m x 2.72m)

A spacious and stylish bathroom featuring a smart four-piece suite. Comprising: Panelled bath with central chrome swan neck mixer tapware, pedestal wash basin with chrome swan neck mixer tapware, low level WC, and a corner glazed shower unit with electric shower. Attractive travertine tiling, exposed floorboards and a wall mounted circular chrome radiator add elegance and character, creating a bright, inviting space to relax and refresh.



### Loft Space

The loft space is accessed from the first floor landing. Although it has no building regulations, the stairs lead to a bright L-shaped loft space, featuring two Velux-style roof windows, a vertical radiator, under-eave storage and laminate flooring. A Juliet style balcony at the rear aspect adds ample natural and access to the loft shower room, making it a versatile area for hobbies, work, or storage. The loft shower room features a three-piece suite, including a step in shower with mains mixer, low-level WC and a wall mounted glass oval handwash basin with chrome tapware. A chrome heated radiator, rear-facing window/door. Completed with matching tiled walls and flooring. Please note, there are no building regulations for the current loft space.



### Externally

The property is set behind a low-level picket fence with a gate opening onto a pathway leading to the main front door, with an attractive cottage style front garden area. The double driveway is set to the side delivering ample private off-road parking. Double timber gates open to provide access to the rear, offering additional parking, suitable for a caravan or motorhome. At the rear, there is a substantial timber store. The outdoor space awaits your design, currently tarmacked for parking, but offers excellent potential to create a delightful south facing outdoor space.



### Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive village centre offering a mix of everyday shopping, independent boutiques, and larger high street stores. Set amidst picturesque Cheshire countryside, it's ideal for walkers, with the scenic Dane Valley right on the doorstep. The village is well served for families, with two highly regarded primary schools and a secondary school. A variety of pubs and restaurants can be found throughout the village, providing plenty of options for dining and socialising. For commuters, Holmes Chapel railway station offers regular services to Manchester, Manchester Airport, and Crewe, while road access is convenient via Junction 18 of the M6 motorway, connecting easily to the wider North West.

### 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 to the mini roundabouts. Take the third exit onto Macclesfield Road, travel along Macclesfield Road, where the property can be found on the right hand side. Easily identified by our Latham Estates For Sale Board. Post Code CW4 7NH

Viewing Strictly by Appointment



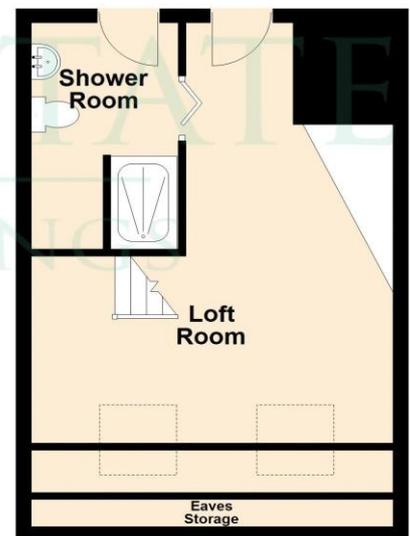
Ground Floor



First Floor



Loft



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.  
Plan produced using PlanUp.

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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.