



Available To View Now !!!!

Bright Spacious Lounge

Ample Parking & Garage

Open Plan Dining Kitchen

Three Good Size Bedrooms

Popular Location Near the Village Centre



Introduction

AVAILABLE TO VIEW A beautifully presented three-bedroom semi-detached home, situated on the ever-popular Eastgate Road development. Ideally located within easy walking distance of Holmes Chapel village centre and the mainline railway station, this attractive property offers stylish, well-maintained accommodation throughout. Finished to a high standard, the property features a smart open-plan dining kitchen, a generous and bright lounge, a contemporary three-piece shower room, together with neutral décor and attractive flooring throughout. The accommodation begins with a welcoming entrance hallway leading into the spacious, light-filled lounge. To the rear of the property, the impressive open-plan dining kitchen is fitted with a range of contemporary matching wall and base units, providing excellent storage and ample space for dining. To the first floor, the landing leads to a generous principal bedroom, two further well-proportioned bedrooms, and a stylish modern three-piece shower room. Externally The front garden is mainly laid to lawn for ease of maintenance, while a tandem-style private driveway to the side provides ample off-road parking and leads to the attached garage. The enclosed rear garden is also mainly laid to lawn with fenced boundaries and benefits from a courtesy door providing direct access to the garage.

EPC Rating - D

Council Tax Band – C - Cheshire East

A Deposit of one months rent applies £1,300.00

A Reservation Fee of One Weeks Rents applies £300.00 Terms & Conditions Apply

Sorry No Smokers

Available Un-Furnished

ACCOMMODATION

Ground Floor

Property Entrance

Set to the side of the property is the open canopied storm porch, which covers the main front entrance door.

Hallway

Stairs ascend to the first floor door to lounge.

Lounge 13' 8" x 13' 5" (4.16m x 4.09m) Maximum Measurements

Located to the front aspect is the bright, spacious lounge with central feature chimney breast leaving ample space for furniture. Completed with neutral décor and smart grey carpets.

Open Plan Dining Kitchen 9' 10" x 16' 7" (2.99m x 5.05m)

A fabulous open plan dining kitchen located to the rear aspect. Stylish grey shaker style matching units sweep round to deliver storage in abundance, whilst contrasting smart work surface provides ample preparation space with a dividing breakfast bar area and eye catching drop lighting. Integrated appliances include: Fan assisted electric oven, five ring gas hob with extractor over and integrated dishwasher. Space is available for your free-standing larder style fridge freezer. Stylish white ceramic single drainer sink unit with swan neck chrome mixer tap ware complete the kitchen. Natural light fills the room via both the window and courtesy door leading to the rear garden. The open plan dining area provides ample space for dining furniture, along with door to side aspect and door to useful pantry cupboard. This room kitchen is completed with neutral décor and smart flooring.

First Floor

Landing

Window to side aspect, door leading to useful airing cupboard housing the gas central heating boiler.

Master Bedroom 13' 8" x 9' 11" (4.16m x 3.02m) Maximum

A generous sized master bedroom located to the front of the property.

Bedroom Two 9' 10" x 10' 4" (2.99m x 3.15m)

A further good size double bedroom located to the rear of the property.

Bedroom Three 6' 11" x 6' 3" (2.11m x 1.90m)

A good size single bedroom with double glazed window to side aspect.

Shower Room

A stylish matching three-piece suite comprising: Corner tiled shower cubicle boasting dual head showers, one fixed drencher style the second a tradition riser shower. The smart grey vanity unit is home to the hand wash basin with chrome mixer tapware and storage. The shower room is completed with low level WC, heated towel rail, attractive metro style tiled walls and attractive flooring.



Externally

Front Aspect

The property sits behind a low level boundary wall, the garden is mainly laid to lawn with driveway to the side providing ample off road parking and in turn leads to the attached garage.

Garage

Up and over entry door, courtesy door to side giving access to the rear garden, window to rear aspect and ceiling light point.

Rear Garden

Panelled fencing to three sides, garden mainly laid to lawn for ease of maintenance, completed with pathway to garage courtesy door.



Location

Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and secondary school, several pubs/restaurants can be found in and around the village. For the commuter, the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line station. Access to the North-West motorway network can be found at Junction 18 of the M6 motorway.

Tenant Information

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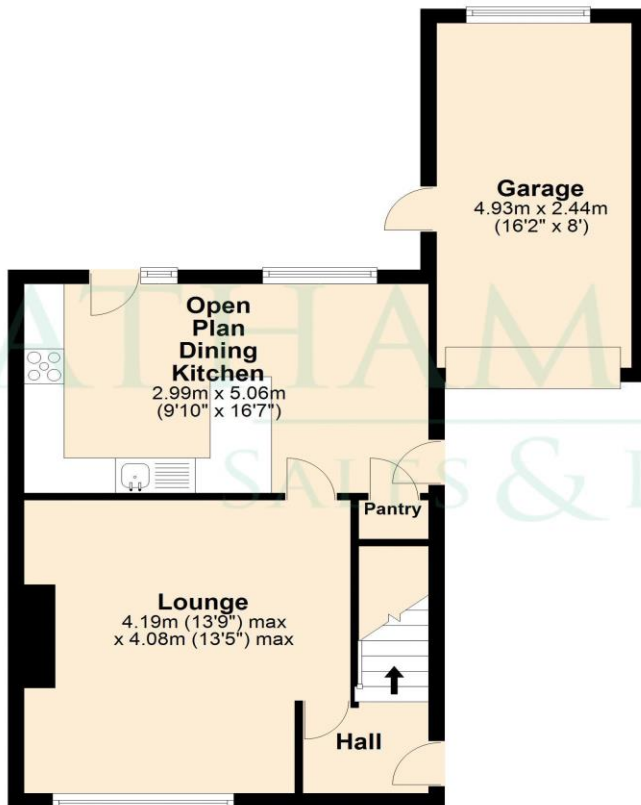
Directions

From our office 18 London Road, CW4 7AJ. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, continue along taking the first right onto Sandiford Road, then take the first left onto Eastgate Road. Where the property can be found half way down on the left hand side. Post Code: CW4 7BN

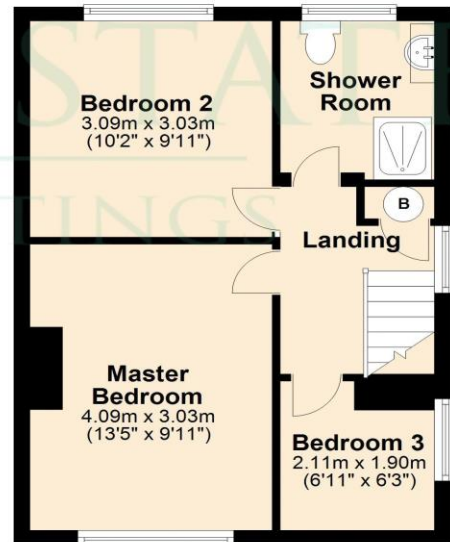
Viewing Strictly by Appointment



Ground Floor



First Floor



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

IMPORTANT NOTE TO TENANTS: 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.