



Extended Semi-Detached Home

Three Reception Rooms

Master Bedroom With En-Suite

Four Well-Proportioned Bedrooms

Open Plan Breakfast Kitchen

Private Rear Garden



Introduction

Offered for sale with no onward vendor chain, this attractive extended semi-detached family home occupies a sought-after position within the popular Westway development, ideally located within easy walking distance of Holmes Chapel village centre and its excellent range of amenities. Having been thoughtfully extended, the property now offers spacious and versatile accommodation including three reception rooms, a superb open-plan breakfast kitchen, utility room, ground floor cloakroom/WC, four bedrooms, a principal bedroom with en-suite shower room and a family bathroom. The accommodation begins with a welcoming entrance hallway leading to the well-proportioned lounge, positioned to the front of the property and centred around an attractive feature fireplace. Double doors open through to the second reception room, providing an ideal formal dining room or additional family space. Further enhanced by the extension is a delightful family room, featuring a vaulted ceiling, skylights and French doors opening onto the rear garden. The open-plan breakfast kitchen provides the heart of the home, fitted with an extensive range of oak doored units, contrasting work surfaces and a selection of integrated appliances. French doors from the breakfast area open onto the rear patio, creating a wonderful connection with the garden. A separate utility room, integral garage access and modern ground floor cloakroom complete the ground floor accommodation.

To the first floor, the split-level landing provides access to four bedrooms. The principal bedroom benefits from a private three-piece en-suite shower room, whilst three further bedrooms, including two generous doubles and a versatile single bedroom ideal as a home office or nursery, are served by the family bathroom. Externally, the property is approached via a private driveway providing ample off-road parking and leading to the integral single garage, with the front garden mainly laid to lawn and enclosed by attractive boundaries. To the rear, the garden has been designed for ease of maintenance and offers a good degree of privacy, featuring a raised patio area, central lawn, further seating area enjoying the afternoon sun and a useful timber storage shed.

A superb opportunity to acquire a spacious family home in a highly convenient location, with the added benefit of no onward vendor chain.

EPC Rating – C

Council Tax Band – C – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hallway

A welcoming entrance hallway finished with attractive tiled flooring, featuring stairs rising to the first floor, stylish oak internal doors and a useful cupboard for coats and shoes.

Lounge 14' 2" x 12' 2" (4.31m x 3.71m)

A beautifully proportioned front-facing reception room centred around a feature fireplace with matching surround, inset and hearth, incorporating a living flame coal-effect gas fire. Double openings create a seamless flow through to the dining room.

Dining Room 9' 9" x 21' 11" (2.97m x 6.68m)

A substantial central reception room, ideal for formal dining or family gatherings, with double openings leading through to the breakfast kitchen and access to the family room. A useful walk-in pantry/storage cupboard provides excellent additional storage.

Family Room 11' 7" x 9' 1" (3.53m x 2.77m)

A superb addition overlooking the rear garden, enjoying French doors with full-height glazed side panels opening onto the rear patio. A vaulted ceiling with two skylights floods the room with natural light, creating a wonderful space to relax throughout the year.

Open Plan Breakfast Kitchen

Kitchen 12' 9" x 12' 3" (3.88m x 3.73m)

Beautifully fitted with an extensive range of oak doored wall, drawer and base units providing storage in abundance, complemented by contrasting work surfaces incorporating a breakfast bar. A one-and-a-half bowl sink unit with chrome mixer tap sits beneath a window overlooking the rear garden. Integrated appliances include a Bosch four-ring induction hob with contemporary matte black extractor above, Bosch double oven and grill, Bosch integrated microwave, dishwasher and integrated wine cooler. Attractive tiled flooring completes the room.

Breakfast Area 6' 6" x 8' 7" (1.98m x 2.61m)

Open plan from the kitchen, the breakfast area continues the vaulted ceiling design with an additional skylight, creating a bright everyday dining space. French doors open directly onto the rear patio, whilst tiled flooring continues seamlessly throughout.

Utility Room 6' 9" x 5' 3" (2.06m x 1.60m)

A practical utility room fitted with matching oak doored units and contrasting work surfaces incorporating a single drainer sink with contemporary matte black mixer tap. Space is provided for a washing machine and larder style fridge freezer, with continuation of the tiled flooring and access to the cloakroom/WC and garage.

WC

Fitted with a contemporary two-piece suite comprising a low-level WC and wall-mounted wash hand basin with chrome mixer tap, complemented by continuation of the tiled flooring.

First Floor Landing

A split-level landing providing access to the principal bedroom suite, remaining bedrooms and family bathroom.

Master Bedroom 19' 8" x 8' 6" (5.99m x 2.59m)

A spacious double bedroom forming part of the extension, enjoying a pleasant rear aspect and direct access to the stylish en-suite shower room.

Master En-Suite

A contemporary three-piece suite comprising a double-width shower enclosure with mains-fed drencher shower, wall-mounted wash hand basin with chrome mixer tap and low-level WC. Finished with attractive stone-effect tiling, contrasting floor tiles and a contemporary heated towel radiator.

Bedroom Two 14' 1" x 8' 8" Minimum to Front of Wardrobe (4.29m x 2.64m)

A generous front-facing double bedroom benefitting from fitted wardrobes positioned either side of the chimney breast, providing excellent hanging and storage space.

Bedroom Three 9' 2" x 8' 1" To front of wardrobe (2.79m x 2.46m)

A well-proportioned double bedroom overlooking the rear garden, with a range of corner fitted wardrobes providing excellent storage.

Bedroom Four L-Shaped 9' 1" x 11' 9" Both Maximum (2.77m x 3.58m)

An L-shaped bedroom enjoying a rear aspect, offering excellent flexibility as a child's bedroom, nursery, home office or hobby room.



Family Bathroom

Fitted with a white three-piece suite comprising a panelled bath with chrome mixer tap and handheld shower attachment, pedestal wash hand basin with chrome mixer tap and low-level WC. Complementary tiled walls, contrasting tiled flooring and windows to both the front and side elevations complete the room.

Externally

The property is approached via a generous private driveway providing ample off-road parking and leading to the integral garage and main entrance, complemented by a lawned front garden and low-level boundary wall. To the rear, the enclosed garden has been thoughtfully designed for ease of maintenance, featuring a generous raised paved patio ideal for outdoor entertaining, steps leading to a central lawn and a further paved seating area perfectly positioned to enjoy the afternoon sun, together with a useful timber storage shed.

Garage 19' 1" x 8' 8" (5.81m x 2.64m)

Integral single garage fitted with an up-and-over door, light and power, together with a courtesy door providing internal access to the utility room.



Location

Holmes Chapel is a highly desirable Cheshire village, renowned for its attractive centre, welcoming community, and excellent range of local amenities. The village offers an appealing blend of independent boutiques, everyday conveniences, and well-known high street retailers, making it ideal for modern family living. Surrounded by the beautiful Cheshire countryside, Holmes Chapel is a paradise for walkers and outdoor enthusiasts, with the picturesque Dane Valley providing scenic routes right on the doorstep. The village is particularly popular with families thanks to its excellent educational provision, including two highly regarded primary schools and a well-respected secondary school. A variety of welcoming pubs, cafés, and restaurants, both within the village and in the surrounding area, further enhance its vibrant lifestyle. Holmes Chapel also benefits from excellent transport links. The village railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are direct connections to the national rail network. For those travelling by road, Junction 18 of the M6 is just a short drive away, offering convenient access to the wider Northwest and beyond.

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



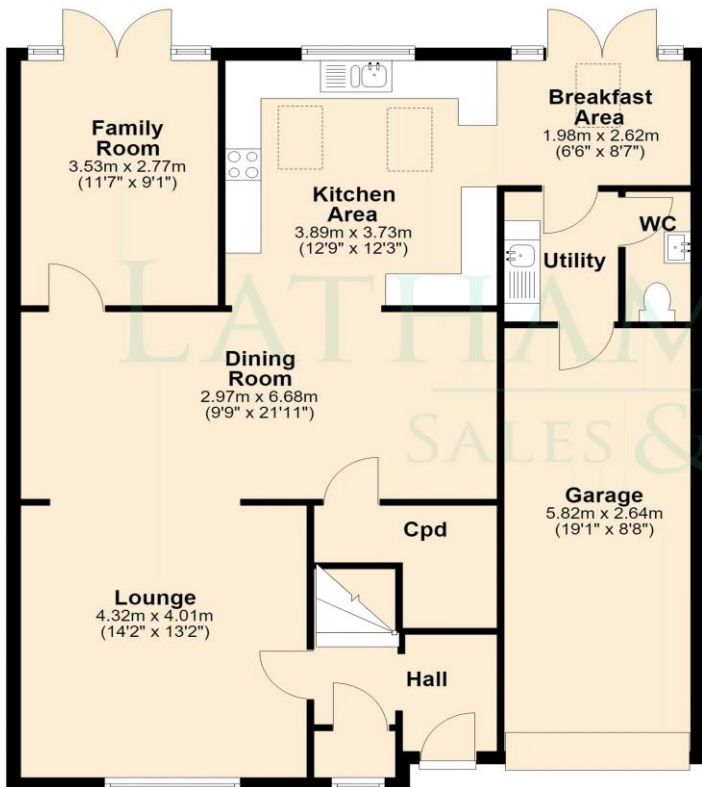
Directions

From our office 18 London Road, CW4 7AJ. Travel south on London Road (A50), travelling to the main set of traffic lights. Turn right onto Chester Road, take the second turning on the right onto West Way continue along, where the property can be found on the left hand side easily identified by our Latham Estates for sale board.

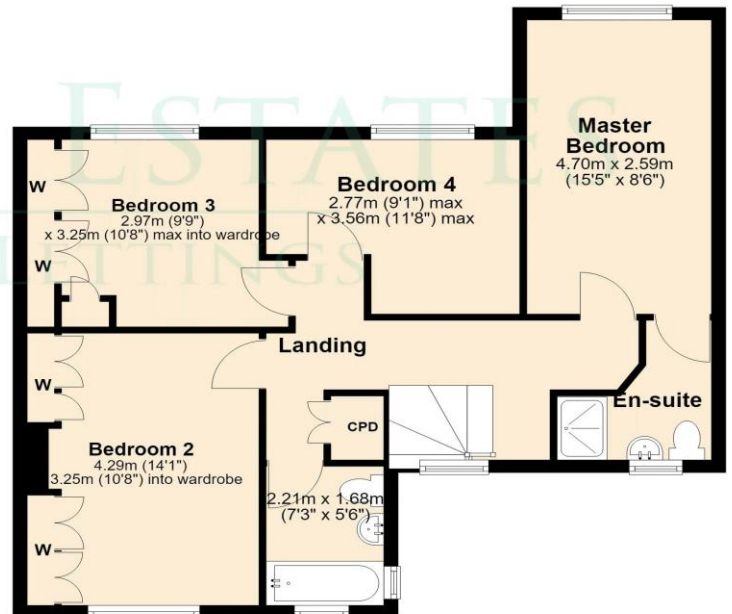
Post Code: CW4 7DG Viewing Strictly by Appointment



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 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.