



Extended Attractive Cheshire Brick Property

Spacious Bright Lounge

Three Good Size Bedrooms

Stylish Open Plan Kitchen with Island

Separate Family Room

Stylish En-Suite & Family Bathroom



Introduction

A beautifully presented Cheshire brick home, offering stylish, ready to move into accommodation, ideally positioned at the head of the highly sought after cul-de-sac of Alum Court on the edge of Holmes Chapel village. Perfectly located for easy access to the village centre and mainline train station, this impressive property has been meticulously maintained, extended and thoughtfully remodelled to a high standard throughout. The accommodation begins with an attractive open canopied storm porch entrance leading into the entrance hallway, which provides access to a modern WC/cloakroom and the main living space. The bright and spacious lounge enjoys the front facing aspect and flows seamlessly into the open plan dining kitchen. The contemporary kitchen is superbly appointed with a range of stylish white high gloss units, complemented by a matching central island, creating a perfect space for both everyday living and entertaining. The dining area opens effortlessly into the extended family room, a light filled generous space with French doors that lead out to the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from a recently fitted, stylish three-piece en-suite shower room and a range of smart built in wardrobes. The remaining accommodation is completed by a striking, contemporary three-piece family bathroom. Externally, the property occupies a prime position at the head of the cul-de-sac, offering private off-road parking to the front and gated access to the rear. The rear garden enjoys a desirable south-westerly aspect, featuring a central lawn and multiple seating areas ideal for relaxing and outdoor dining during the warmer months while providing a high degree of privacy.

EPC Rating – D

Council Tax Band – C – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Porch

An attractive open canopied storm porch with brick base, timber pillars and tiled pitched roof leads to the attractive main entrance composite front door.

Hallway

Wood effect laminate flooring flows into the lounge and beyond. Complemented with oak style doors to the cloakroom/WC and lounge.

Lounge 12' 7" x 12' 10" (3.83m x 3.91m)

A bright and airy lounge, located to the front aspect, finished to a high standard with inset ceiling spotlights. Open turn flight staircase with balustrade leads to the first floor, with useful storage beneath. The room is completed with a modern vertical radiator and a stylish palette decor.

Open Plan Dining Kitchen 10' 6" x 15' 11" (3.20m x 4.85m)

A stunning open plan dining kitchen, beautifully remodelled to create the true heart of the home and a fantastic space for modern family living and entertaining. Finished with a comprehensive range of white high gloss units and a matching central island, it offers exceptional storage and a sociable layout ideal for everyday life. Contrasting worktops sweep around the space, providing generous preparation areas and incorporating a matt black sink with matching swan neck mixer tapware. The range of integrated appliances includes a four-ring electric hob with chrome splashback, glass and chrome chimney style extractor, plus a built-in mid-level oven, grill and microwave. Stylish metro brick splashback tiling and smart tiled flooring enhance the contemporary feel, while a modern vertical radiator and walk-in shelved pantry add both comfort and practicality. Designed with lifestyle in mind, this is a space equally suited to busy mornings, relaxed family meals and effortless entertaining.

Family Room 7' 0" x 14' 5" (2.13m x 4.39m)

Positioned to the rear of the property and enjoying a pleasant outlook over the garden, this versatile space creates a wonderful lifestyle room, ideal for relaxed family living or informal dining. A window and French doors which open directly onto the rear garden, seamlessly blending indoor and outdoor living. The room is enhanced by a vaulted ceiling with inset spotlighting, stylish flooring, creating a bright, airy and inviting atmosphere throughout.

First Floor Landing

Giving access to all bedrooms and loft hatch, the loft being partly boarded. Completed with built in open shelving.

Master Bedroom 8' 2" x 10' 5" (2.49m x 3.17m)

Located to the front of the property, the generous master bedroom offers a calm and comfortable retreat, complete with a range of built-in wardrobes providing ample hanging and shelving storage. A striking feature panelled wall adds a stylish focal point. Complimented by direct access to the en-suite.

Master En-Suite

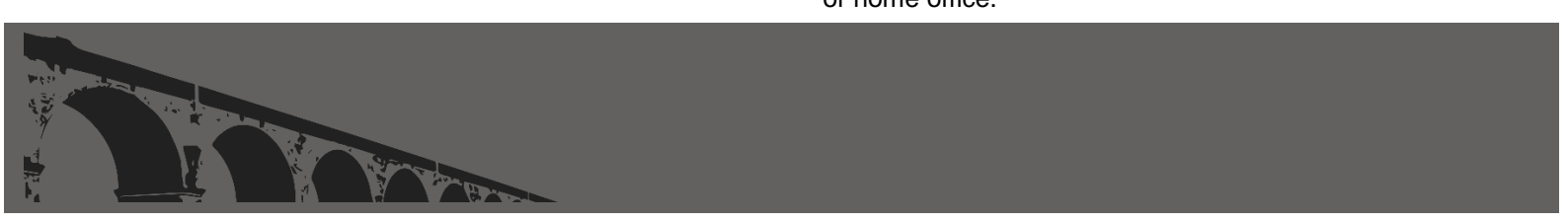
Recently remodelled, the stunning en-suite is fitted with a contemporary three-piece suite and finished to a high standard throughout. It features a step-in shower enclosure with a sleek matt black frame and dual shower system, including a rainforest style overhead shower and a traditional riser attachment. A stylish vanity unit incorporates a hand wash basin with matt black mixer tapware and useful storage beneath, alongside a concealed cistern WC. The space is enhanced by smart tiled walls, contrasting flooring and a striking feature lit circular mirror, creating a luxurious and modern finish.

Bedroom Two 7' 9" x 9' 5" (2.36m x 2.87m)

A well proportioned second bedroom located to the rear aspect, offering a bright and comfortable space.

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

The third bedroom is located to the rear aspect, offering a peaceful and versatile space, ideal as a bedroom, nursery, or home office.



Bathroom

This most attractive contemporary family bathroom is finished to an exceptional standard. It comprises a panelled bath with central chrome mixer tapware, a pedestal wash hand basin with chrome waterfall-style mixer tapware, and a low-level WC. The space is beautifully complemented by chic grey tiling, inset ceiling spotlights, an extractor fan, and a chrome wall mounted heated towel rail, creating a sleek, modern and relaxing finish.

Externally

The front of the property offers private off-road parking for two vehicles, leading to the main entrance. A neatly planted flowerbed to one side adds a welcome splash of colour and kerb appeal, while a pathway provides gated access through to the rear garden. A lovely private rear garden designed for relaxed outdoor living, featuring a paved patio and two additional decked seating areas, all perfectly positioned to enjoy the sunny south-westerly aspect. The garden is completed with a central lawn and well-established evergreen borders, creating a peaceful and private setting ideal for entertaining or unwinding.



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 North West motorway network.

Tenant Information

We have been informed the property is Freehold
Correct at the time of listing
We recommend you check these details with your
Solicitor/Conveyancer



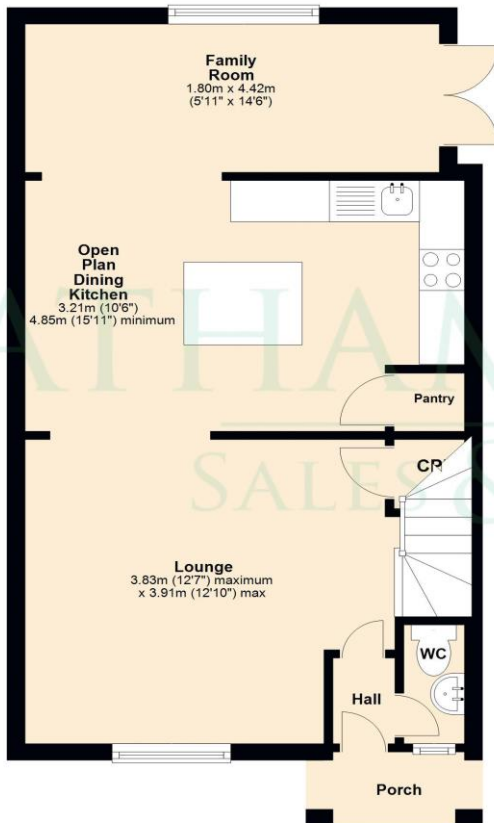
Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB, 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 at the head of the cul-de-sac on the right-hand side. Viewing Strictly by Appointment

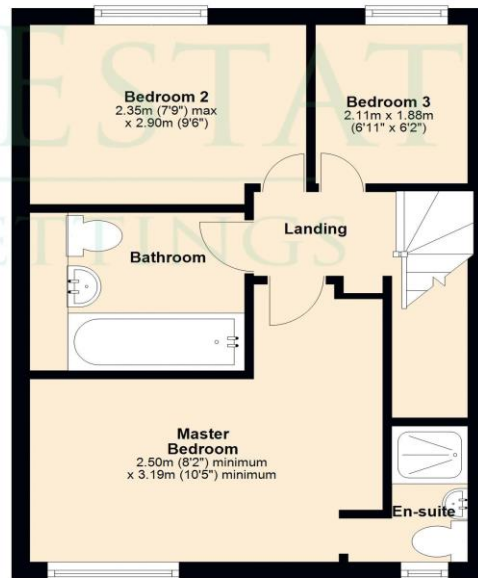
Post Code: CW4 7PJ



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 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.