

Guide Price £315,000



Bright Semi-Detached Property

Well Planned Modern Kitchen

Gardens Front & Rear

Open Plan Lounge Through Dining Room

Three Generous Bedrooms

Garage and Private Driveway



Introduction

A bright and deceptively spacious three bedroom semi detached home, set on the highly sought-after Selkirk Drive development. Perfectly positioned for access to local amenities, with excellent schools and the village centre just a pleasant stroll away. The welcoming entrance vestibule provides a practical space for coats and shoes before leading into the home's generous living areas. The dual aspect open plan lounge and dining room offers impressive space for various furniture arrangements, creating an inviting setting for both relaxation and entertaining. From the dining area, sliding patio doors open into a substantial conservatory, a lovely spot to enjoy views over the south-westerly facing rear garden. The modern, well planned kitchen is fitted with a range of white high gloss units, offering ample storage and workspace. Upstairs, the first-floor landing leads to three well-proportioned bedrooms two doubles and a generous single, all served by a white three-piece family bathroom. Externally, the home benefits from a private driveway providing ample off-road parking and access to an integral single garage. Gardens lie to both the front and rear, mainly laid to lawn. The enclosed rear garden enjoys a good degree of privacy and a sunny south-westerly aspect, making it the perfect place to unwind and enjoy the afternoon sun.

Offered for sale with No Seller Chain Involved

EPC Rating – D

Council Tax Band - C - Cheshire East

Tenure- Freehold

ACCOMMODATION

Entrance Vestibule

Front entrance door open to the entrance vestibule. Completed with full height Georgian style panel window to side and door leading to lounge area.

Open Plan Lounge Area 13' 11" x 10' 6" (4.24m x 3.20m)

Open plan to the dining area, is the bright, airy lounge with window to front aspect, allowing natural light to fill the room. The lounge is completed with access to the inner hallway with turn flight stairs ascending to the first floor and laminate flooring flowing through.

Open Plan Dining Area 8' 2" x 8' 3" (2.49m x 2.51m)

Sliding patio doors open to the spacious conservatory. Completed with a door to kitchen and continuation of laminate flooring.

Kitchen 7' 9" x 10' 1" (2.36m x 3.07m)

The well planned kitchen is located to the rear aspect, delivering a range of high gloss wall, drawer and base units. Dark contrasting work surface flows round to provide ample preparation space and houses the inset single drainer sink unit with mixer tapware. The fitted four ring gas hob sits above the integrated fan assisted electric oven, completed with extractor and complimentary splash back tiling. A full-length glazed door leads to conservatory, whilst a window overlooks the rear garden.

Conservatory

Enjoying a view over the private rear garden with French style doors giving access to the garden and door to kitchen.

First Floor Landing

Turn flight stairs ascend to the first floor landing, which in turn gives access to all first floor rooms.

Bedroom One 11' 6" x 9' 10" (3.50m x 2.99m)

Located to the rear aspect with a useful built-in-wardrobe.

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

A further double bedroom located to the front aspect, completed with laminate flooring.

Bedroom Three 6' 10" x 8' 8" (2.08m x 2.64m)

A spacious single bedroom, located to the front aspect.

Family Bathroom

A spacious family bathroom with a matching white three piece suite comprising: Panelled jacuzzi bath with central chrome tap ware and wall mounted mains mixer shower, pedestal hand wash basin with chrome mixer tapware and low level WC. Completed with attractive tiled walls, tiled flooring, wall mounted heated towel rail and door to airing cupboard.



Externally

The private driveway provides ample private off road parking, leading to both garage and entrance. The corner front garden is mainly laid to lawn with an established herbaceous shrub. Gated access leads to the rear garden and provides a bin store. The south westerly facing rear garden offers a good degree of privacy, mainly laid to lawn, with panelled and walled boundaries. The paved patio delivers an ideal place to sit and enjoy the afternoon sun.

Garage

Up and over front access door with a courtesy door to the entrance vestibule.



Location

Holmes Chapel is a highly sought-after village in the heart of Cheshire, known for its vibrant community and picturesque surroundings. The village centre offers a wide range of day-to-day amenities, including a mix of independent retailers and well known high street names, creating a welcoming and convenient hub for residents. Set amidst beautiful Cheshire countryside, Holmes Chapel is perfect for outdoor enthusiasts, with the scenic Dane Valley right on the doorstep, ideal for walkers and nature lovers alike. The area is well served by education, boasting two highly regarded primary schools and a respected secondary school. A selection of pubs and restaurants can be found both within the village and the surrounding area, offering a variety of dining and social options. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe, with Crewe offering fast links to London and other major destinations. Excellent road connectivity is also available, with easy access to the Northwest motorway network via Junction 18 of the M6.

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

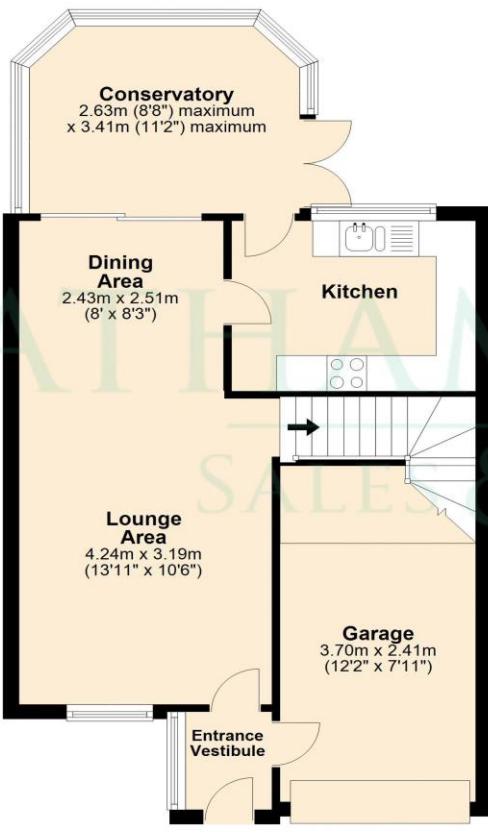


Directions

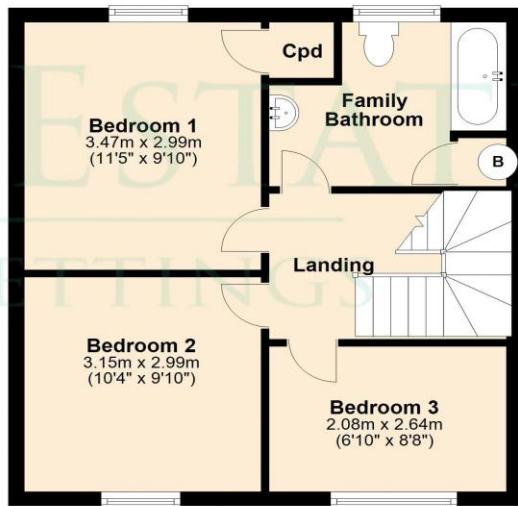
From our office 16 The Square CW4 7AB, travel south on London Road to the main set of traffic lights, turn right onto Chester Road taking the third turning on the left, (just before the pelican crossing) onto Selkirk Drive, continue along past the high school follow Selkirk Drive round to the left, where the property can be found on the right-hand side. Post Code: CW4 7LJ Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. 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.