LATHAM ESTATES
SALES & LETTINGS

London Road
Holmes Chapel

Auction Guide Price £199,000



For Sale By Auction In Association With Auction House

Fantastic Potential For Renovation & Modernisation

Good-Sized Bedrooms & Rear Garden

Characterful Three-Bedroom Family Home

Spacious Lounge & Dining Kitchen

Close To Holmes Chapel Village Centre





Auction House
STAFFORDSHIRE & SHROPSHIRE

18 London Road Holmes Chapel, CW4 7AJ
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Introduction

For Sale By Auction In Association With Auction House Cheshire, Staffordshire & Shropshire.

For further information, please contact Latham Estates on 01477 533 111 or Auction House on 0345 646 2350.

An exciting opportunity to acquire a characterful three-bedroom home situated in a highly convenient location, within walking distance of Holmes Chapel village centre. Although requiring renovation and modernisation, this property offers fantastic potential for a buyer to create a beautiful home, retaining the character and charm while introducing their own style and specification. The accommodation is well proportioned throughout, with an entrance vestibule leading into the hallway, a spacious lounge with feature box bay window and a generously sized dining kitchen occupying the rear of the ground floor. The kitchen provides an excellent opportunity to create a contemporary and sociable family space, while the lounge offers a comfortable main reception area. To the first floor, there are three good-sized bedrooms, providing versatile accommodation for families, guests or those requiring home working space, together with a family bathroom which would benefit from replacement and modernisation. The property is in need of comprehensive decorative improvement, with the absence of carpets providing a blank canvas for a new owner to select their preferred finishes. While requiring investment, the generous accommodation and existing layout offer an excellent foundation for transformation into a welcoming and stylish family home. Externally, the property benefits from a block-paved front garden, which offers potential for creating off-road parking, subject to the installation of a suitable dropped kerb and any necessary permissions. To the rear, there is a good-sized garden which offers considerable scope for landscaping and creating an attractive outdoor space for relaxation and entertaining. The location is a particular feature, being within a strolling distance of Holmes Chapel village centre. The surrounding area provides access to local amenities, schools and transport links, including the railway station. Offering excellent potential for

ACCOMMODATION

Entrance Vestibule
Providing access to the property, with a door leading through to the entrance hallway.

Hallway
The hallway provides access to the principal ground-floor accommodation, with stairs ascending to the first floor. The property offers an excellent opportunity for a new owner to introduce their own decorative style and flooring throughout.

Lounge *12' 11" x 12' 8" MAX (3.93m x 3.86m)*
A well proportioned reception room positioned to the front of the property, featuring an attractive walk-in box bay window which creates a charming focal point and allows natural light to fill the room. With high ceilings, this space offers an excellent foundation for creating a comfortable and inviting living environment.

Open Plan Dining Kitchen *11' 11" x 17' 9" (3.63m x 5.41m)*
Extending across the rear of the property, this open plan dining kitchen provides a versatile and sociable space with direct access to the rear garden. The kitchen is fitted with a range of matching beech-effect wall, drawer and base units, incorporating practical storage and workspace. A central island creates a natural division between the kitchen and dining areas, while a large window allows an abundance of natural light into the room. The layout offers excellent potential for further enhancement.

First Floor Landing
Providing access to all three bedrooms and the family bathroom. A particularly attractive feature is the exposed glass ceiling lantern, through to the loft space and creating an interesting architectural detail.

Bedroom One *13' 0" x 10' 7" (3.96m x 3.22m)*
Situated to the front aspect, this well-sized bedroom benefits from high ceilings, adding to the feeling of space and character. Requiring new flooring and decorative modernisation, the room provides an excellent opportunity to create a comfortable principal bedroom tailored to individual taste.

Bedroom Two *11' 11" x 10' 0" Max (3.63m x 3.05m)*
Positioned to the rear of the property, this good-sized bedroom features high ceilings and a window overlooking the rear of the property. The room offers versatile accommodation and scope for personalisation.

Bedroom Three *9' 6" x 7' 10" (2.89m x 2.39m)*
A further well-proportioned bedroom located to the front aspect, offering flexible accommodation. The existing gas central heating boiler is housed within this room.

Family Bathroom
The spacious family bathroom, currently fitted with a four-piece suite, comprising a bath, shower, wash hand basin and WC. albeit the existing suite requires replacement, this offers an opportunity to create a modern and stylish bathroom to suit the new owner's requirements.



Externally

Front Aspect
The property benefits from a block-paved frontage, providing considerable potential for the creation of extensive off-road parking, subject to the installation of a dropped kerb, relevant permissions and compliance with applicable regulations. The frontage offers scope for practical enhancement while retaining the property's attractive approach.

Rear Garden
The south-westerly facing rear garden is currently overgrown but offers excellent potential for landscaping and transformation into an attractive outdoor space. The generous garden also provides scope to explore a possible extension, subject to the necessary planning permissions and regulations, whilst retaining a worthwhile garden area. Albeit in need of renovation the brick-built outstore provides useful external storage.









Location
Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of everyday amenities. The village offers a superb mix of independent shops, cafés and well-known high street retailers, catering for all day-to-day shopping needs. Surrounded by beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley and an abundance of scenic walking routes right on the doorstep. The village is particularly popular with families, benefiting from two highly regarded primary schools and secondary school, together with a variety of pubs, restaurants and cafés both within the village and the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are onward connections to the national rail network. The nearby M6 motorway, accessed via Junction 18, offers convenient links to the wider North West motorway network, making Holmes Chapel an excellent location for both work and leisure.

Tenure
We have been informed the property is Freehold
Correct at the time of listing and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.
EPC Rating – D
Council Tax Band - C - Cheshire East

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Directions

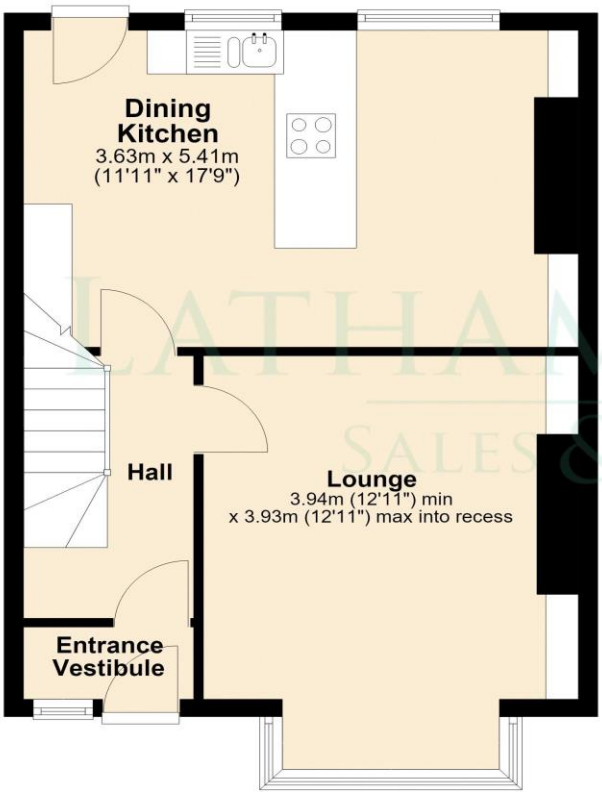
From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel south on London Road (A50) continue along London Road through the traffic lights. The property can be found on the right-hand side, easily identified by our Latham Estates For Sale Board. Property Post Code: CW4 7BD. Viewing strictly by appointment



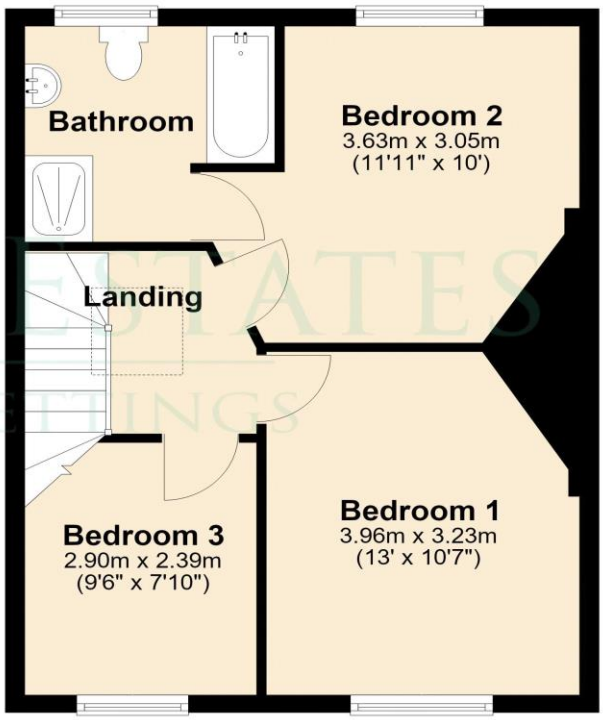


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Ground Floor



First Floor



This plan in 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.