

LATHAM ESTATES

SALES & LETTINGS

Macclesfield Road
Holmes Chapel

Guide Price £425,000



Mature Semi Detached Family Home

Four Generous Bedrooms

Open Plan L-Shaped Breakfast Kitchen

Extended to Offer Over 1500 sq ft

Four Open Plan Reception Areas

Ample Private Parking & Gardens



16 The Square Holmes Chapel, CW4 7AB
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www.latham-estates.co.uk

Introduction

A fabulous opportunity to acquire this extremely spacious extended, attractive, traditional semi detached property, offering over 1500sq ft of ready to move into versatile accommodation with four reception areas, four bedrooms, two bath/shower rooms, along with an L-shaped kitchen breakfast room, ideal for the growing family. The location is perfect for village life with the centre of Holmes Chapel being a short flat walk away, along with the sought after Hermitage primary school being close by. Throughout the property you notice signs from the era with high ceilings, picture rails and attractive casement style windows. The tour starts with the welcoming hallway, leading to the impressive open plan lounge through dining room. The lounge boasts an eye-catching central feature fireplace with exposed Cheshire brick detail and a cast iron log burner, giving the room a lovely focal point. The games room is located to the rear aspect with vaulted ceiling and double French style doors giving access to the rear garden, the family room sits open plan to the games room and gives access to the ground floor three piece shower room, with stairs ascending to the fourth bedroom. This part of the extension, would be perfect for a teenage or annex suite if required. The accommodation continues with a well-planned L-shaped open plan kitchen, leading to the bright, airy breakfast room. From the main hallway stairs ascend to the first floor landing where three good size bedrooms can be found, all serviced by a stylish three piece family bathroom. Externally the property sits back from the road to deliver plentiful private off-road parking.

The rear garden is mainly laid to lawn with a substantial patio area perfect for summer Alfresco dining.

This lovely property is offered For Sale with No Seller Chain Involved.

Awaiting EPC

Council Tax – E – Cheshire East

Tenure – Freehold

ACCOMMODATION

Entrance Hallway

A most welcoming spacious hallway with a characterful circular window to the front aspect, smart composite entrance door and laminate flooring flowing through. Completed with balustrade stairs ascending to the first floor.

Open Plan Lounge

11' 10" Max x 11' 5" Min (3.60m x 3.48m)

The impressive sized lounge area occupies the front aspect with a bay window allowing natural light to fill the space. The focal point being the eye-catching fire, with Cheshire brick detail, tiled hearth and home to the inset cast iron log burner, perfect for cosy evening. The lounge sits open plan to the dining area and is completed with smart new carpet.

Open Plan Dining Area

11' 10" x 11' 10" (3.60m x 3.60m)

The perfect area for formal dining or entertaining, double bi-fold doors fold back to open through to the games room. completed with new smart carpet.

Games Room

19' 3" x 11' 6" (5.86m x 3.50m)

A fabulous addition to the property, a great versatile room with vaulted ceiling to add to the space, whilst double French doors open to the rear garden. An excellent family area sitting open plan to the family room.

Family Room

10' 4" x 15' 1" Min (3.15m x 4.59m)

Sitting open plan to the games room and enjoying a view over the rear garden, is the bright family room. Access is gained to the ground floor shower room, whilst balustrade stairs ascend to bedroom four.

Ground Floor Shower Room

Delivering a white three piece suite to comprise: Step in shower cubicle with mains jet mixer shower, pedestal hand wash basin and low level WC.

Bedroom Four

9' 5" x 13' 5" with restricted headroom (2.87m x 4.09m)

Accessed from the family room with balustrade stairs ascending to this most versatile fourth bedroom with vaulted and Dorma ceiling to add to the space with a view of the rear garden.

NB:

Worthy of note is how the rear aspect of the property lends itself to a fabulous teenage suite or annex for extra family members.

L-Shaped Kitchen

7' 11" x 17' 1" (2.41m x 5.20m)

The L-shaped kitchen leads open plan to the breakfast room, delivering a range of olive green wall, drawer and base units for plentiful storage. Contrasting work surface flows round to provide ample preparation space and home to the inset one and a half single drainer sink unit with pull out jet mixer tapware. Completed with a free standing Range master cooker and smart metro style splash back tiling.

Breakfast Room

16' 0" x 7' 9" (4.87m x 2.36m)

Located to the front aspect, a generous versatile room, sitting L-shaped to the kitchen, completed with laminate flooring, flowing through from the kitchen.

Main First Floor Landing

The main landing gives access to all rooms, completed with window to side aspect.

Master Bedroom

11' 11" x 11' 11" Both Maximum (3.63m x 3.63m)

Located to the rear aspect is the larger of the two double bedrooms, giving ample space for all furniture needs.



Bedroom Two

10' 10" x 11' 9" (3.30m x 3.58m)

Located to the front aspect is the second generous double bedroom.

Bedroom Three

8' 7" x 11' 0" (2.61m x 3.35m)

A good size single bedroom, located to the rear aspect.

Family Bathroom

A smart family bathroom delivering a contemporary matching three-piece suite, to comprise: P-Shaped bath with detailed shower screen and black mixer tapware with hand held shower and fixed rainfall shower. Low level WC and pedestal hand wash basin with black mixer tapware. Completed with smart metro tiling and wall mounted black heated towel rail

Externally

The property sits back from the road with a raised lawned garden to one side, leaving excellent private parking for several vehicles to the other. The private rear garden provides a raised lawn area, leading to the garden store, whilst the extensive block paved patio delivers an excellent area to sit and enjoy the surroundings.



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, a number of 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.

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

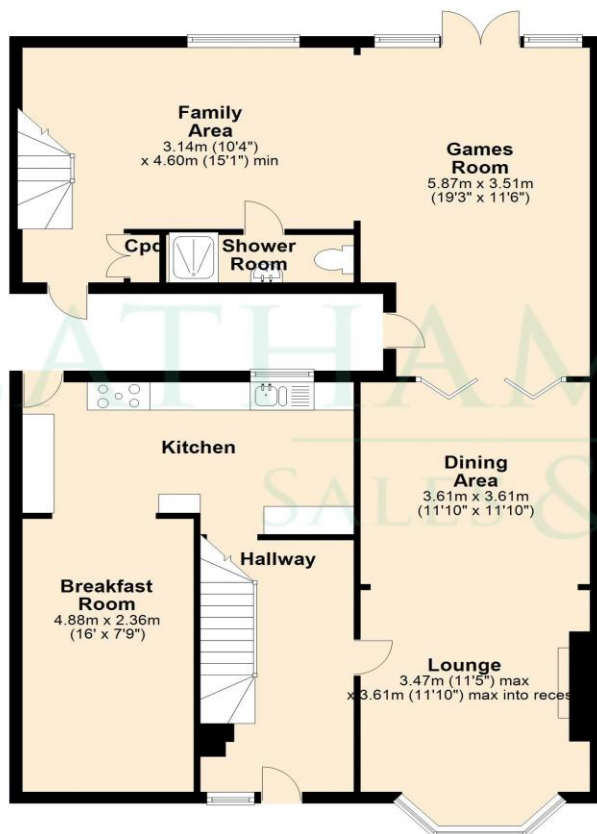


Directions

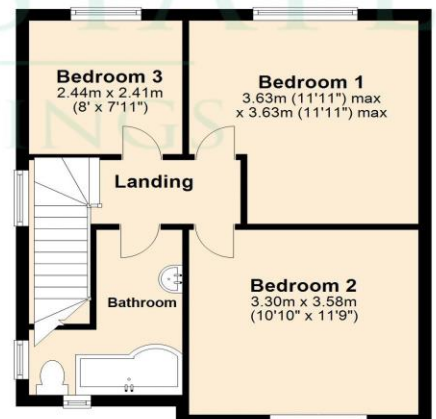
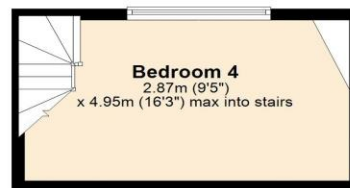
From our office 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road. The property can be found shortly after Hermitage Drive on the left hand side, easily Identified by our Latham Estates For Sale board. Please feel free to use the driveway for your viewing. Post Code CW4 7NH
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
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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.