LATHAM ESTATES
SALES & LETTINGS

Bagmere Close
Brereton

Monthly Rental Of £1,150.00



Available To View

Semi Detached Property

Three Good Size Bedrooms

Open Plan Modern Dining Kitchen

Spacious Lounge

Ample Parking & Garage





18 London Road Holmes Chapel CW4 7AJ
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

A Spacious Three-Bedroom Semi-Detached Home, Offering Bright, Well-Proportioned Accommodation, A Modern Dining Kitchen And A Private Rear Garden.

Available to view now, this three-bedroom semi-detached home offers well-maintained accommodation, presented in a tasteful, neutral style with natural décor and carpeting throughout. The property benefits from a spacious lounge featuring a traditional open fire, a bright open-plan dining kitchen with French doors opening onto the rear garden and a three piece contemporary family bathroom. The accommodation begins with an entrance vestibule leading into a spacious reception hallway, complete with two useful storage cupboards. The lounge is positioned to the front of the property, providing a particularly comfortable reception space, with a traditional open fire creating an attractive focal point. To the rear, the bright and airy dining kitchen offers an excellent arrangement for both everyday living and entertaining. Fitted with a range of wall and base units, the kitchen is complemented by a spacious dining area with ample room for a family dining table. French doors provide a lovely outlook and direct access onto the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms, comprising two generous double rooms and a good-sized single bedroom. The accommodation is completed by a substantial, modern three-piece family bathroom. Externally, the property enjoys a private block-paved driveway providing ample off-road parking, together with gated access. A detached garage is positioned towards the rear of the garden. The front garden is predominantly laid to lawn, whilst the enclosed rear garden offers a good degree of privacy, with a combination of block-paved patio and lawned areas, providing an appealing outdoor space to enjoy.

ACCOMMODATION

Ground Floor

Entrance Vestibule
Main front door with half glazed panels to two sides, tiled flooring and door leading to hallway.

Hallway
Turn flight staircase ascending to the first floor, two useful built in storage cupboards, doors lead to both lounge and dining kitchen. Further door to under stairs storage cupboard which is home to the oil fired central heating boiler. Completed with laminate flooring.

Lounge
14' 0" x 13' 10" maximum measurements (4.26m x 4.21m)
Located to the front aspect, with a window allowing natural light to fill the room. The central feature fireplace with matching surround and inset set on a tiled hearth housing real open fire, gives the room a main focal point. Completed with part glazed door leading to the dining kitchen.

Open Plan Dining Kitchen
8' 6" x 20' 2" (2.59m x 6.14m)

Kitchen Area
Fitted with a range of light beech wall, drawer and base level units providing ample storage space with contrasting work surface delivering abundant preparation space and home to the inset one and half single drainer sink unit with swan neck mixer tap. Complementary splashback tiling, appliances include a four ring electric hob and built in electric oven with grill, integral dishwasher and washing machine. Completed with overhead pelmet lighting, attractive floor flowing through kitchen and dining area.

Dining Area
Open plan to kitchen, giving ample space for freestanding dining room furniture, completed with double French doors opening to rear garden.

First Floor

Landing
Giving access to the three bedrooms and bathroom. Completed with window to side aspect and door to airing cupboard housing hot water tank and storage shelving.

Bedroom One
9' 7" x 9' 0" to front of wardrobes (2.92m x 2.74m)
Located to the front aspect with a range of fitted wardrobes to one wall providing plenty of storage space.

Bedroom Two *11' 1" x 11' 1" (3.38m x 3.38m)*
The second double bedroom is located to the rear aspect.

Bedroom Three
6' 7" x 8' 8" (2.01m x 2.64m)
A generous third bedroom located to the front aspect.

Family Bathroom
The matching three piece bathroom suite comprises: Panelled bath with electric shower over and glass shower screen, low level WC and pedestal wash hand basin with chrome mixer tapware. Completed with complementary smart tiled walls with feature inset border.



Externally

Front Aspect
Double gates give access to a block paved tandem driveway. The garden is mainly laid to lawn with inset flowerbeds and hedged boundaries.

Garage
Door to front elevation, courtesy door to side elevation, completed with light and power.

Rear Aspect
The rear garden is mainly laid to lawn with a block paved patio area and pathway. Low maintenance gravelled flowerbed with fenced and hedged boundaries.









Location

Brereton village offers an array of activities for all walks of life: with numerous groups available to join such as, a very active WI group, Scouts and Guides group, Brereton rose queen, Brereton youth forum to name but a few, for an up to date copy of the newsletter Visit: www.mybrereton.com. The local primary school has achieved excellent reports over recent years with higher education being available in Holmes Chapel and Sandbach. Local country walks are situated close by with the most popular being at Brereton Heath Country Park. Situated between the village of Holmes Chapel and the market town of Sandbach, both ideal for every day shopping, however Sandbach offers a wider range of well-known retail names and a very popular Thursday market ideal for fresh produce.

Tenant Information

EPC Rating - D
Council Tax Band B – Cheshire East
A Reservation/Holding Fee of One Weeks Rents
£265.38 applies Terms & Conditions Apply
A Deposit of One month's rent applies - £1,150.00
Available Un-Furnished

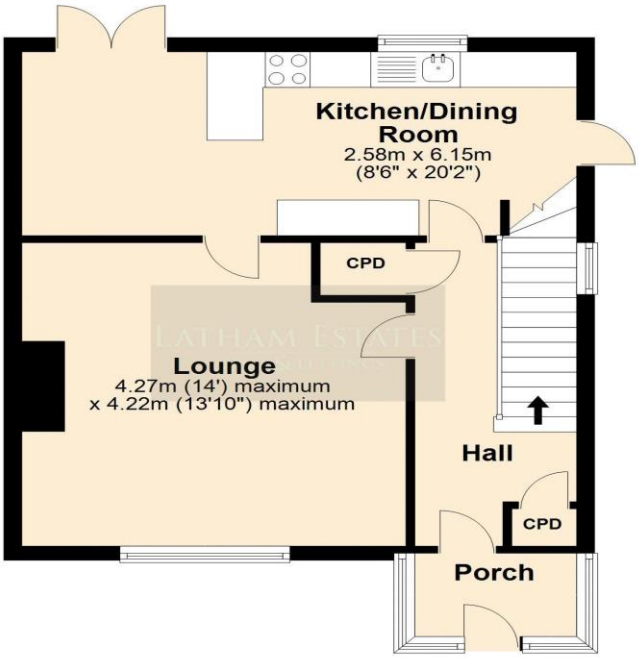
Directions

From our office 18 London Road, Holmes Chapel. CW4 7AJ. Travel south on London Road (A50) through Holmes Chapel village. Continue through the traffic lights staying on the A50 for approximately 2 miles. Upon reaching the Hamlet of Brereton take the first left onto Newcastle Road South, pass the Bears Head public house on your left. Take the second left onto St.Oswalds Crescent, then first right onto Bagmere Close, where the property can be found on the right hand side, easily identified by our To Let Board. Viewing Strictly by Appointment
Post Code CW11 1SG

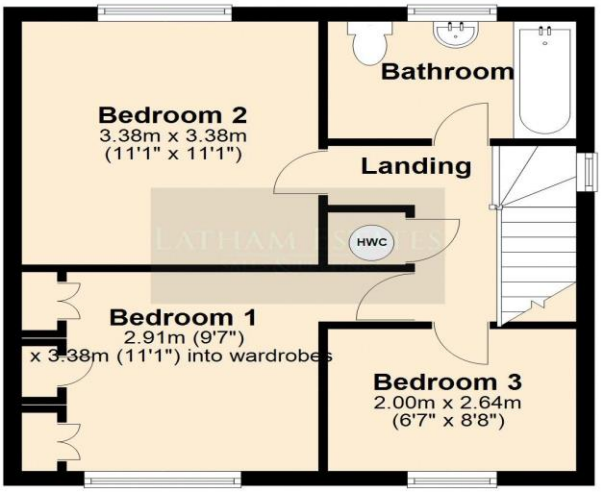




Ground Floor



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 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.