



Available to View

Spacious Lounge/Dining Room

Smart Three Piece Bathroom

Three Bedroom Semi-Detached

Modern Well Planned Kitchen

Ample Off Road Private Parking



Introduction

Available to View A deceptively spacious and most well presented three-bedroom semi-detached home, ideally situated just a short stroll from the heart of Holmes Chapel village. Offering bright, well-proportioned accommodation throughout, this superb property is perfectly suited to modern family living. The accommodation begins with a welcoming entrance hallway, complete with stairs rising to the first floor and access to the principal ground floor rooms. To the front of the property is a generous open-plan lounge and dining room, filled with natural light from two large windows, creating a comfortable and versatile living space for both relaxing and entertaining. The well-appointed kitchen overlooks the rear garden and features a range of contemporary high-gloss aqua blue base units, complemented by open shelving for additional storage and display. Integrated appliances include a four-ring electric hob with a chimney-style extractor above, an electric oven, a slimline dishwasher and a washing machine. A rear hallway provides useful coat storage and access to the convenient ground floor WC. To the first floor, the landing leads to three well-proportioned bedrooms, all served by a stylish contemporary three-piece family bathroom. Externally: Set back from the road, the property benefits from private off-road parking to the front. The enclosed rear garden is mainly laid to lawn and includes a useful brick-built garden store with power and lighting, providing excellent additional storage.

EPC Rating - D

Council Tax Band - C - Cheshire East

A Deposit of one month's rent applies £1350.00

A Reservation Fee of One Weeks Rents applies £311.54 Terms & Conditions Apply

Sorry No Smokers

Available Un-Furnished

ACCOMMODATION

Hallway

Giving access to dining area and kitchen, with stairs ascending to the first floor. The hallway sweeps past a useful under stairs pantry to give extra storage and access to the kitchen. Completed with attractive flooring.

Open Plan Lounge Dining Room

Dining Area 14' 1" x 8' 2" (4.29m x 2.49m)

Sitting seamlessly open plan to the lounge, the bright dining area gives plenty of space for dining furniture. Completed with a feature mantel to add character.

Lounge Area 10' 4" x 13' 7" (3.15m x 4.14m)

The generous lounge area is located to the front aspect, with natural light filling the room, completed with neutral décor.

Kitchen 8' 1" x 8' 11" (2.46m x 2.72m)

The well-planned attractive kitchen delivers a range of high-gloss aqua blue base level units to provide ample storage, with a range of open shelving for further storage. Appliances include: Four ring electric hob with chrome chimney style extractor over and electric oven below. Integrated slim line dishwasher and integrated washing machine. Space is available for a free standing fridge/freezer. This delightful kitchen is completed with Smart Metro style splash back tiling and attractive flooring.

Rear Hallway

A great place for coats and shoes, the hallway gives access to the rear garden, ground floor WC and built in cupboard, housing the gas central heating boiler.

Ground Floor WC

A feature exposed mid height wood panelled wall, is home to the hidden cistern low level WC.

First Floor Landing

Giving access to all first floor rooms, completed with window to the rear aspect.

Master Bedroom 14' 1" x 11' 4" Max into Recess (4.29m x 3.45m)

A generous sized main bedroom, located to the front aspect, with eye-catching exposed wood flooring.

Bedroom Two 8' 4" x 10' 1" (2.54m x 3.07m)

The second good size bedroom is located to the front aspect.

Bedroom Three 8' 2" x 8' 11" (2.49m x 2.72m)

A nice sized third bedroom, located to the rear aspect.

Family Bathroom

Delivering a smart three-piece suite to comprise: P-Shaped panelled bath with Victorian style chrome tapware, curved shower screen and dual head mains mixer showers, one a fixed drencher style, the second a traditional riser shower. Pedestal hand wash basin with Chrome Victorian style tapware and low-level WC. Completed with eye-catching metro style part tiled walls and attractive flooring.



Externally

The property sits back from the road, to provide private off-road parking, gated access leads to the rear garden. The generous rear garden is mainly laid to lawn and gives access to the brick built garden store, which benefits from light and power.

Tenant Information

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Location

Holmes Chapel is a popular sought after 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 Cheshire 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. Holmes Chapel is a highly desirable village located in the heart of Cheshire, known for its vibrant and attractive centre. The village offers a comprehensive selection of day-to-day amenities, including a variety of independent shops alongside well-known high street brands, all contributing to its welcoming community feel. Surrounded by picturesque Cheshire countryside, Holmes Chapel is perfect for those who enjoy outdoor pursuits, with the beautiful Dane Valley right on the doorstep, ideal for walking and exploring nature. Families are well served by two highly regarded primary schools and a respected secondary school within the village. A selection of pubs and restaurants in and around Holmes Chapel also offer a range of dining and socialising options. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe offering direct connections to major UK cities. In addition, access to the North West motorway network is convenient via Junction 18 of the M6 motorway, making travel by car

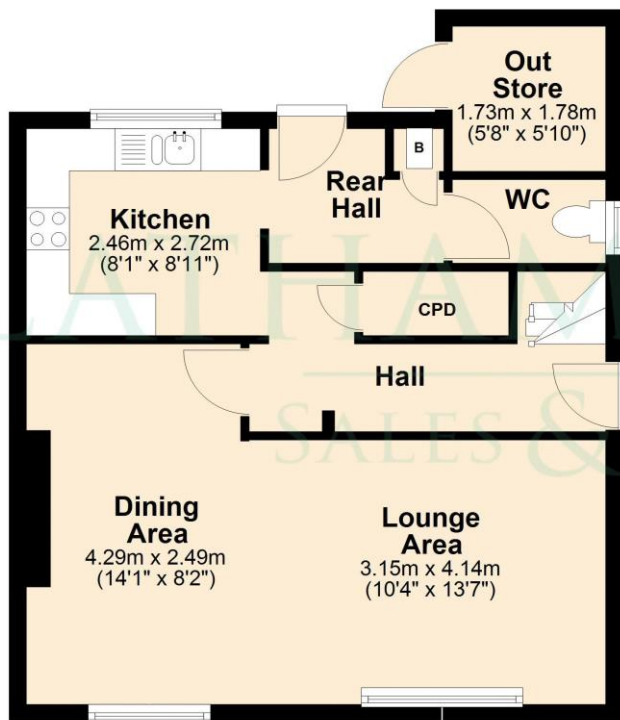


Directions

From our office. 18 London Road, CW4 7AJ. Travel north on London Road (A50) to the mini roundabouts. Take the first exit left onto Middlewich Road, where the property can be found on the right hand side, easily identified by our Latham Estates To Let Board. Post Code CW4 7EA Viewing Strictly by Appointment.



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated 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.