

LATHAM ESTATES
SALES & LETTINGS

**Bromley Drive
Holmes Chapel**

Guide Price £299,950



Extended Semi-Detached Home

Three Generous Bedrooms

Sought-After Location Close To Village Centre

Two Reception Areas & Well Planned Kitchen

Well Planned Kitchen

Driveway Parking & Garage



18 London Road Holmes Chapel, CW4 7AJ
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Introduction

Well Presented, Extended Three-Bedroom Semi-Detached Home, with “No Seller Chain Involved” Situated in a sought-after location, within easy reach of the village centre and its range of amenities. Just a short walk from the centre of Holmes Chapel village, schools and train station, making this a perfect location for village life. This deceptively spacious and extended three-bedroom semi-detached home offers well-proportioned accommodation throughout, making it an excellent choice for families or those seeking a comfortable village home. Having been extended to the ground floor, the property now benefits from a generous well-planned kitchen alongside two versatile reception areas, with an attractive oak and glass bi-fold door creating a wonderful connection between the lounge and family dining room, enhancing the sense of space and allowing natural light to flow between the rooms. The accommodation continues to the first floor, where there are three genuinely good-sized bedrooms, including a principal bedroom with fitted wardrobes, together with a smart four-piece family bathroom. Laminate flooring features throughout, adding a practical and contemporary finish. Externally, the property benefits from a driveway providing private off-road parking in front of the garage, with gated side access leading to the westerly facing rear garden, which is mainly laid to lawn and enclosed by hedge and fence boundaries, enjoying the afternoon and evening sunshine. Available for sale with no onward chain, this attractive home offers spacious and flexible accommodation in a convenient Holmes Chapel setting. Viewing is highly recommended to appreciate the size of accommodation on offer.

ACCOMMODATION

Entrance

Leading seamlessly to the lounge.

Lounge 15' 11" x 12' 7" Both Max (4.85m x 3.83m)

A welcoming reception room positioned to the front of the property, featuring oiled engineered Oak flooring and an attractive oak and glass bi-fold door providing an open connection through to the family/dining room. The layout creates a versatile and sociable space, allowing the two reception rooms to flow naturally together.

Open Plan Dining-Family Room 7' 11" x 17' 11" (2.41m x 5.46m)

Set to the rear of the property. A versatile reception area providing space for both dining and family living, with French doors opening onto the rear garden. The room offers excellent flexibility for everyday family life and entertaining.

Kitchen 11' 7" x 9' 9" (3.53m x 2.97m)

Forming part of the ground-floor extension, with direct access from the dining area. The well-planned kitchen offers an extensive range of matching wall, drawer and base units, providing practical storage and workspace together with space for appliances. Access is provided to the rear garden.

First Floor Landing

Providing access to the three bedrooms and family bathroom, completed with loft hatch.

Master Bedroom 10' 1" x 12' 7" (3.07m x 3.83m)

A particularly well-proportioned double bedroom, located to the front aspect. Offering excellent space for a range of bedroom furniture and benefiting from fitted wardrobes.

Bedroom Two 8' 2" x 10' 5" (2.49m x 3.17m)

A further generously sized double bedroom, providing comfortable accommodation with ample space for bedroom furniture and a recess area leading to a fitted wardrobe.

Bedroom Three 10' 2" x 8' 1" (3.10m x 2.46m)

Located to the front aspect is the good-sized third bedroom, offering versatile accommodation suitable for a bedroom, or home office.

Family Bathroom 8' 2" x 7' 5" (2.49m x 2.26m)

A particularly well proportioned family bathroom delivering a matching white four-piece suite comprising a panelled bath with chrome tapware and hand held shower attachment, low-level WC, pedestal wash hand basin and quadrant corner shower enclosure with mains mixer shower. The shower benefits from easy clean panelled walls, while attractive tiling complements the room. A rear-facing window provides natural light, with smart flooring completing this spacious and well-presented bathroom.



Externally

Front Aspect

A driveway provides off-road parking in front of the garage, with access to the side leading through to the rear garden.

Garage

With up and over front entrance door.

Rear Garden

The westerly facing rear garden is mainly laid to lawn and enclosed by hedge and fence boundaries. The westerly orientation allows it to enjoy the afternoon and evening sunshine, providing an attractive outdoor space for relaxation and entertaining.

Tenure

We have been informed the Tenure is Leasehold with No Ground Rent - Owned by The Crown Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.
EPC Rating - E
Council Tax Band - C - Cheshire East



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.



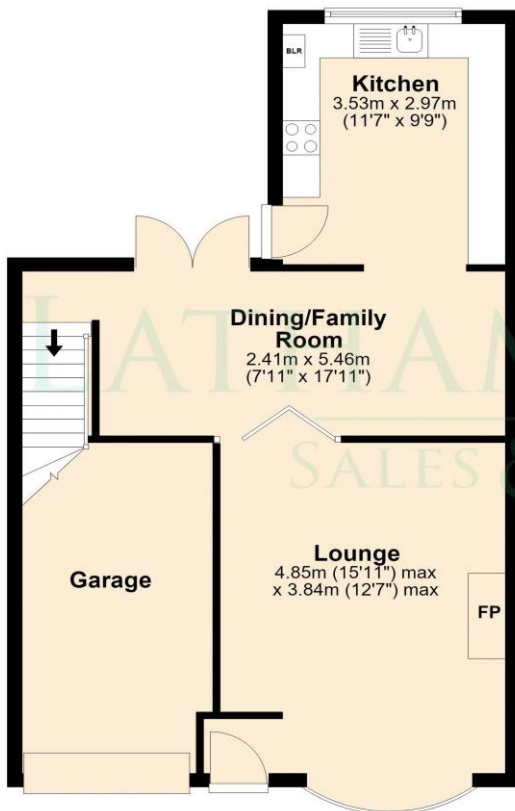
Directions

From our office 18 London Road, Holmes Chapel. CW4 7AJ. Travel south to the main traffic lights on London Road (A50). At the traffic lights turn left into Station Road taking the first right into Bromley Drive, where the property can be found at the bottom of the cul-de-sac on the right-hand side.

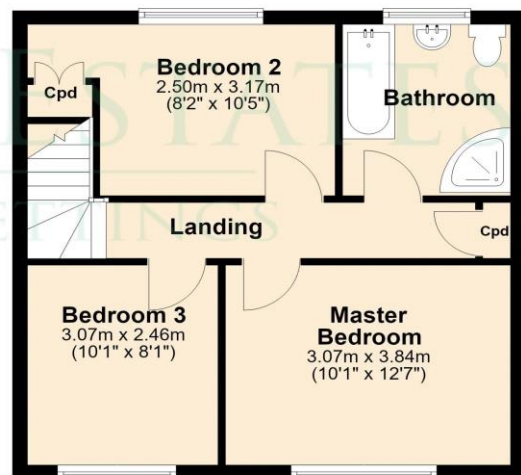
Viewing strictly by Appointment. Postcode; CW4 7AX.



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 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.