LATHAM ESTATES
SALES & LETTINGS

Bagmere Close
Brereton

Monthly Rental Of £900



AVAILABLE NOW !!!

Three Good Size Bedrooms

Spacious Lounge

Semi Detached Property

Open Plan Modern Dining Kitchen

Ample Parking & Garage





BEST ESTATE AGENT GUIDE 2023 : EXCEPTIONAL LETTINGS

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www.latham-estates.co.uk

Introduction

****VIRTUAL VIEWING TOUR AVAILABLE** *Call Latham Estates for details 01477 533 111***

AVAILABLE NOW !!!!

A bright, spacious three bedroom semi-detached property, presented to a high standard, with natural décor and carpets, along with a new recently fitted bathroom. The property tour starts with the entrance vestibule leading to the spacious hallway with two useful cloaks/storage cupboards. A bright, sizeable lounge occupies the front aspect with the focal point being the central real open fire. The bright, airy open plan dining kitchen is located to the rear aspect and offers a range of modern units, whilst the dining area provides ample room for a formal dining table with PVC French style doors leading to the rear garden. The spacious first floor landing leads to three well-proportioned bedrooms, two doubles and a good size single. The first floor is completed with a substantial, newly fitted three piece family bathroom. Externally: The private block paved driveway provides ample off road parking with gated access. The detached garage is situated at the end of the drive in the rear garden. The front garden is mainly laid to lawn whilst the rear garden offers a high degree of privacy with block paved patio and lawn area.

Available Long-Term Minimum 12 Months

Available Un-Furnished

Sorry No Smokers

EPC Rating D

Council Tax Band C - Cheshire East A

Reservation Fee of One Weeks Rents £207.69 Applies Terms & Conditions

Apply A Deposit of One month's rent applies - £900.00

ACCOMMODATION

Ground Floor

Entrance Vestibule
PVC front door with half glazed PVC panels to two sides, tiled flooring and wooden 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 by laminate flooring.

Lounge
14' 0" x 13' 10" maximum measurements (4.26m x 4.21m)
Located to the front aspect, a good sized lounge with PVC double glazed window allowing natural light to fill the room. Central feature fireplace with matching surround and inset set on a tiled hearth housing real open fire. 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 by PVC double glazed 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 new 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 complimentary 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.

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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.

Tenant Information
EPC Rating E
Council Tax Band B – Cheshire East
Available Long Term Minimum 12 months
Available Un-Furnished
A Reservation/Holding Fee of One Weeks Rents £207.69 applies Terms & Conditions
Apply A Deposit of One month's rent applies - £900.00
No Smokers









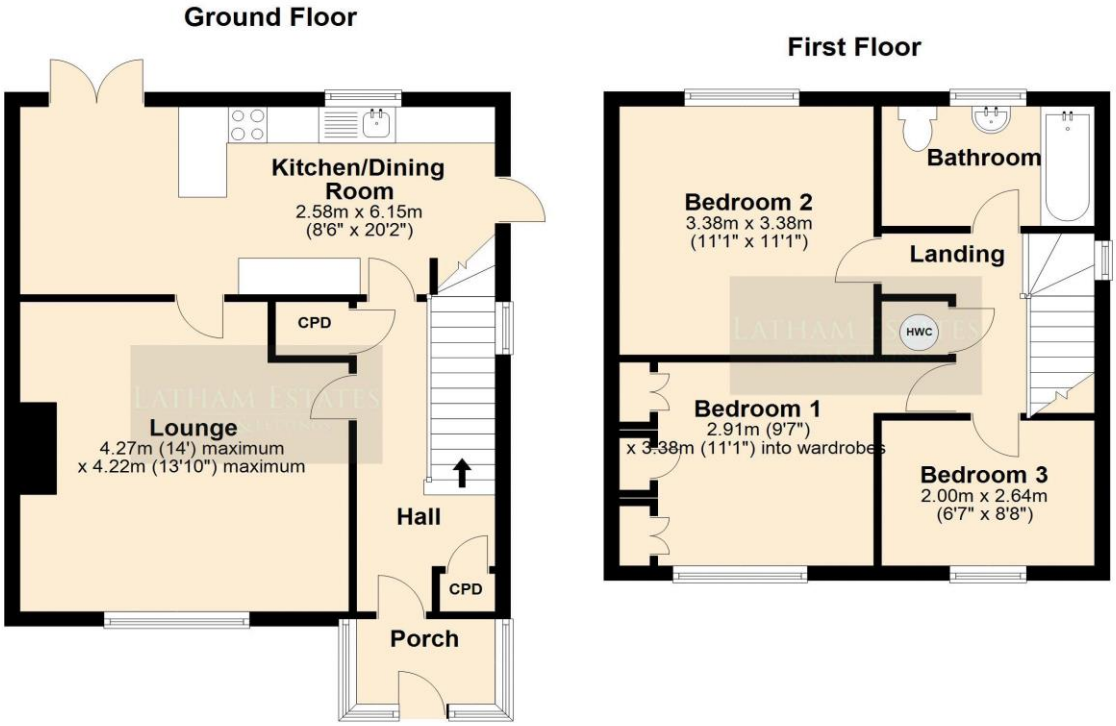
Location
Brereton village offers an array of activities for all walks of life: with numerous groups available to join such as, a very active WI group, Scouts and Guides group, Brereton rose queen, Brereton youth forum to name but a few, for an up to date copy of the newsletter Visit: www.mybrereton.com. 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 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.

Directions

From our office 16 The Square, Holmes Chapel. CW4 7AB. Travel south on London Road (A50) through Holmes chapel village. Continue through the traffic lights staying on the A50 for approximately 2miles. 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







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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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.