



Available End of October 2023

Full of Charm and Character

Two Bedrooms

Characterful Mid-Terrace Cottage

Open Plan Kitchen

Stylish Three Piece Bathroom



Introduction

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A well-appointed quirky two bedroom mid terrace cottage, full of charm and character. Set in the semi-rural hamlet of Sproston, some 1.5 miles west of Holmes Chapel village, offering deceptively spacious living accommodation with a ground floor extension. The property tour starts with the lounge located to the front aspect with central feature chimney breast housing coal effect electric fire, giving the room a focal point, along with characterful inset ceiling beams. The lounge leads through to an open plan kitchen, utility and dining hallway. The kitchen provides a range of matching cream wall, drawer and base level units with stylish tiled flooring. The conservatory links the dining hallway from the utility area. The ground floor is completed with a smart, modern ground floor three-piece bathroom with P-shaped bath and mains shower over. Turn flight stairs ascend from the kitchen area to the first floor, where the two bedrooms can be found, along with a two piece WC/cloakroom. Externally: The rear aspect of the cottage delivers a private paved patio area, an ideal area to sit and enjoy the south westerly facing aspect. Completed with private allocated parking.

EPC Rating E

Council Tax Band A - Cheshire West

Deposit - £725.00

Reservation Fee Subject to Terms & Conditions - £167.31

Available Long Term Only Minimum 12 Months

Sorry No Smokers

Available Unfurnished

ACCOMMODATION

Ground Floor

Lounge 10' 11" x 11' 10" maximum into chimney breast (3.32m x 3.60m)

Located to the front aspect with PVC half glazed front entrance door and Georgian style PVC double glazed window. Charm and character in abundance with inset ceiling beams and central chimney breast housing electric coal effect fire. Completed by three wall light points, panelled radiator, modern laminate flooring and door to kitchen.

Open Plan Living

Kitchen Area 6' 0" x 11' 10" (1.83m x 3.60m)

Providing a range of matching cream wall, drawer and base level units with contrasting work surface flowing around housing inset single drainer sink unit with mixer tapware. Free standing electric oven with extractor over. Completed with tiled flooring flowing through to utility area and open balustrade turn flight staircase ascending to the first floor with under stairs storage/recess area is perfect for a fridge freezer.

Utility 6' 4" x 6' 1" (1.93m x 1.85m)

A step down leads to the open plan utility area with further work surface, providing ample space for free standing white goods. The utility makes up part of the extended conservatory to the ground floor with PVC double glazed windows to rear and side elevations and exposed low level brick wall. Completed with continuation of tiled flooring.

Dining/Inner Hallway 15' 4" x 5' 10" (4.67m x 1.78m)

Continuation of the open plan living with PVC double glazed windows to side elevation to the patio area, attractive stone flooring flows through to the bathroom. Completed by panelled radiator, three wall light points and door to useful cloak cupboard.

Bathroom 6' 9" x 7' 10" (2.06m x 2.39m)

This good sized bathroom provides a matching modern three piece suite comprising: P-shaped bath with chrome tapware and wall mounted mains mixer shower over with shower screen. Hidden cistern low level WC and vanity wash hand basin with chrome mixer tapware. The bathroom is completed with a wall mounted chrome heated towel rail, PVC double glazed window to side elevation, door to good sized storage cupboard housing LPG gas fired central heating boiler.

First Floor

Landing

Providing access to both bedrooms and WC/cloakroom.

Bedroom One 8' 0" x 10' 9" extending to 11'11 into recess (2.44m x 3.27m)

Located to the front elevation is the main bedroom with Georgian style PVC double glazed window to front aspect, panelled radiator, inset beams to ceiling and three wall light points.

Bedroom Two 9' 1" x 4' 8" (2.77m x 1.42m)

Ideal home office with PVC double glazed window to rear elevation, panelled radiator, beamed ceiling and ceiling light point.

WC/cloakroom

Fitted with a matching two piece suite comprising: Low level WC and vanity wash hand basin. Completed by extractor fan, ceiling light point and beamed ceiling.

Externally

A private paved patio area to the rear of the property provides a perfect place to enjoy the south westerly aspect with gated access to the parking area.

Parking Area

Gravelled allocated parking space is located to the rear of the cottage accessed from the paved patio area. Completed by outside water tap, bin store and LPG store.

Tenant Information

Available Long Term Only Minimum 12 Months

Available Un-Furnished

No Smokers

EPC Rating E

Council Tax Band A – Cheshire West

A Holding Fee of one Weeks Rent applies

Subject to Terms & Conditions - £167.31

A Deposit of one month's rent applies £725.00



Location

Sproston is a small hamlet just west of the neighbouring village of Holmes Chapel. Holmes Chapel provides excellent educational facilities, doctors, and a range of everyday shops, a wider variety of shops can be found approximately 2 miles west in the market town of Middlewich. For the commuter the M6 Motorway junction 18 lies close by, Holmes Chapel railway station provides direct links to both Manchester city centre and Manchester airport.

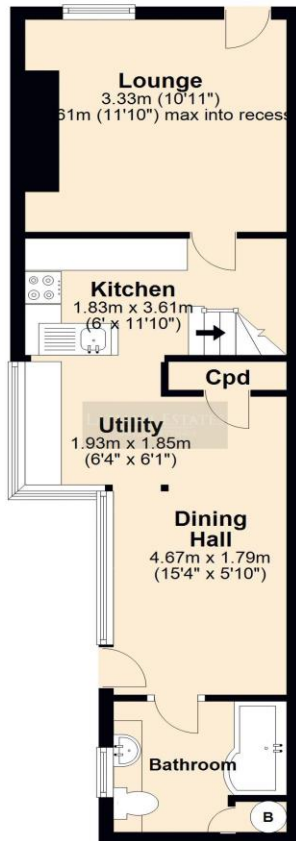
Directions

From our office 16 The Square CW4 7AB, travel to the mini roundabouts, taking the first exit left onto Middlewich Road, travel through Holmes Chapel, after approximately one mile, cross over Junction 18 of the M6 motorway, in the direction of Middlewich. After approximately 0.5 of a mile, just before the Fox & Hound public house, the cottage can be found on the left hand side.

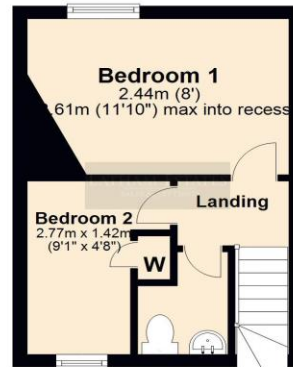
Viewing Strictly by Appointment



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

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.