



Immaculate Semi Detached Property

Two Bathrooms (One En-Suite)

Sizeable Rear Garden

Stylish Open Plan Kitchen Dining

Three Spacious Bedrooms

Private Driveway Parking



Introduction

Immaculate throughout. A beautifully presented three-bedroom semi-detached property, set on the ever-popular Brooklands development on the edge of Holmes Chapel Village. The property tour starts with the entrance hallway, giving access to lounge and ground floor cloakroom/WC. The bright, spacious lounge located to the front aspect enjoys a walk-in box bay window, allowing natural light to fill the room. The stylish open plan dining kitchen is located to the rear aspect and provides an array of storage with high gloss cream units in abundance with contrasting work surface flowing round. Several integrated appliances include: four ring gas hob, electric oven and a larder style fridge/freezer. The kitchen and dining area are divided by a high-level breakfast bar, which provides further storage below. French doors open from the dining area onto the generous southerly facing rear garden. The first-floor landing gives access to the master bedroom, which boasts a lovely three-piece en-suite shower room, and useful built in cupboard. The second double bedroom is located to the rear aspect along with the sizeable third bedroom which is currently being used as a home office. The first floor is completed with a contemporary white three-piece family bathroom. Externally: Tandem off-road parking sits to the right-hand side of the property, with the front garden being mostly laid to lawn with a central pathway to the front entrance with gated access to the side. The sizeable rear garden provides an easy to maintain garden with central artificial grass with an extended decking area, providing an ideal place to sit and enjoy the southerly facing aspect.

EPC Rating B

Council Tax Band C – Cheshire East

Tenure – Freehold

ACCOMMODATION

Ground Floor

Entrance Hallway

Doors give access to both lounge and ground floor cloakroom. Completed with stylish flooring.

Downstairs WC/Cloakroom

A white matching two piece suite comprising: Low level WC and pedestal hand wash basin with chrome mixer tapware and tiled splashback. Completed with continuation of the stylish flooring and a fitted mirror.

Lounge 13' 5" max x 15' 0" max (4.09m x 4.57m)

A bright, spacious lounge located to the front aspect with a feature walk in box bay window allowing natural light to fill the room. Stairs ascend to the first floor with a useful under stairs cupboard and access is given to the kitchen. This lovely room is completed with neutral decor and smart carpets.

Open Plan Kitchen Dining 10' 7" x 15' 0" (3.22m x 4.57m)

A fabulous open plan dining kitchen, perfect for today's modern living. The copious range of cream high gloss wall, drawer and base units sweep round providing ample storage. Contrasting work surface provides extensive preparation space, housing an inset one and a half single drainer sink unit with chrome mixer tapware which sits below a window overlooking the large rear garden. Integrated appliances include: a four ring gas hob with chimney style extractor over, an electric oven and an integrated larder style fridge/freezer with further space for a white good. A central high breakfast bar with further storage below separates the dining area which provides ample space for dining furniture. This open plan space is completed with French style double doors opening to the rear garden and stylish flooring throughout.

First Floor

Landing

Giving access to all rooms, along with access to useful airing cupboard. Completed with neutral decor.

Master Bedroom 9' 6" max x 10' 3" max (2.89m x 3.12m)

A good size master bedroom, located to the front aspect. This room is completed with a useful built in storage cupboard, access to a smart three-piece en-suite shower room and neutral decor.

Master Bedroom En-Suite

Finished to a lovely specification providing a matching three piece suite comprising: corner walk in tiled shower cubicle with mains shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish part tiled walls and contrasting smart flooring.

Bedroom Two 8' 7" x 9' 0" (2.61m x 2.74m)

A further good size double bedroom, located to the rear aspect.

Bedroom Three 8' 7" x 6' 7" (2.61m x 2.01m)

A good size third bedroom located to the rear aspect, currently being used as a home office. Completed with neutral decor.

Family Bathroom

Providing a smart matching white three piece suite comprising: Panelled bath with chrome mixer tap ware, low level WC, a pedestal hand wash basin with chrome mixer tapware. Completed with chic grey part tiled walls and contrasting tiled flooring.

Externally

Front Aspect

The front aspect provides private off road parking with a tandem driveway set to one side. A pathway leads through a lawn area to the front entrance with gated access to the side.

Rear Aspect

The generous southerly facing rear garden, being mainly artificial grass, gives ease of maintenance whilst a large decking area provides an ideal place to sit and enjoy summer dining, and the garden space on offer. A further decking area sits to the rear of the garden with shrubs and a well established tree.

Tenure

We have been informed the property is Freehold.

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



Location

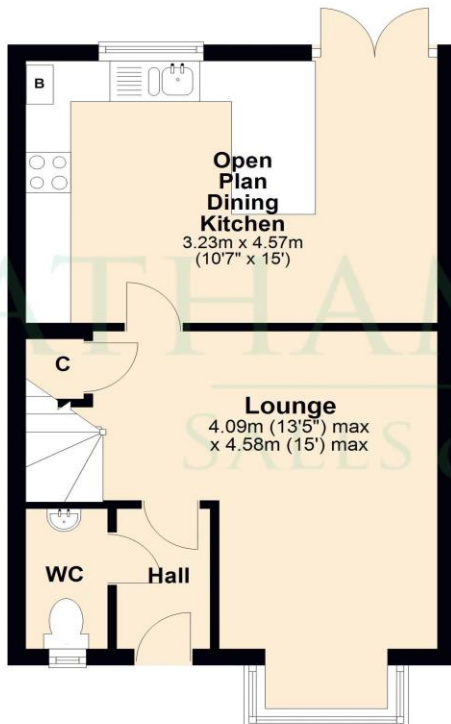
Brooklands development sits on the edge of the village, within close proximity of the village centre and all amenities, along with Holmes Chapel train station. Holmes Chapel is a popular sought after Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs 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.

Directions

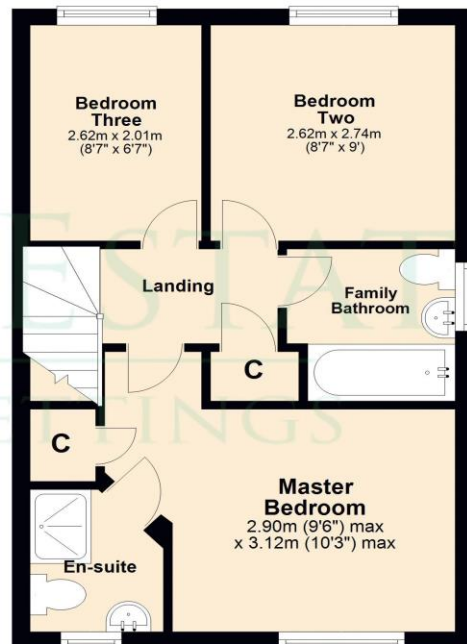
From our office 16 The Square, CW4 7AB. Travel south on London Road (A50) to the main traffic lights, turn left onto Station Road, continue along past Holmes Chapel railway station, then straight ahead at the roundabout (second exit). Take the next right onto Severn Way, continue along, and the property 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
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.