



**Available Mid April 2024**

**Open Plan Dining Kitchen**

**Spacious Lounge, Three Bedrooms**

**Semi Detached Property**

**Fabulous Range of Appliances**

**Master with En-Suite**



## Introduction

Available Mid April 2024 A bright spacious three bedroom semi detached property, set on the ever popular Brooklands development on the edge of Holmes Chapel Village. The tour starts with the entrance hallway giving access to lounge and ground floor cloakroom/WC. The lounge enjoys a view via the walk-in box bay window, looking over the central open green space and children's play area. The smart open plan dining kitchen is located to the rear aspect and delivers a range of high gloss white units, providing storage in abundance. Several integrated appliances include: four ring gas hob, electric oven, integrated washing machine, larder style fridge/freezer and dishwasher. 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 south westerly facing rear garden. The first floor landing gives access to the master bedroom which boasts a three piece en-suite shower room and useful built in cupboard. The second bedroom is located to the rear aspect along with bedroom three which has been designed and fitted with an extensive range of chic built in wardrobes, making this room the ideal dressing room. The first floor is completed with a contemporary three piece family bathroom. Externally: Off road parking to the front aspect for two vehicles, whilst the rear garden is mainly laid to lawn giving the tenant an easy to maintain garden. An extended paved patio provides an ideal place to sit and enjoy the south westerly facing aspect.

EPC Rating B

Council Tax Band - C - Cheshire East

A Deposit of one months rent applies £1,200.00

A Reservation Fee of One Weeks Rents applies £276.69 Terms & Conditions Apply

Sorry No Smokers

Available Long Term Only Minimum 12 months

Available Un-Furnished

## ACCOMMODATION

### Entrance

Open canopied storm porch with outside light, leads to stylish composite front door entrance.

### Hall

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

### Cloakroom/WC

White matching two piece suite comprising: Low level WC and pedestal hand wash basin with chrome mixer tapware, completed with continuation of the contemporary tiled flooring.

### Lounge 13' 8" x 8' 8" extending to 15'10"(4.16m x 2.64m)

A bright spacious Lounge located to the front aspect with a feature walk in box bay window, providing a view over the open green and children's play park. Completed with wall mounted television point, and turn flight balustrade stairs ascending to the first floor, providing a useful under stairs cupboard.

### Dining Kitchen 10' 7" x 15' 10" (3.22m x 4.82m)

The generous open plan dining kitchen is located to the rear aspect and delivers a range of white high gloss wall, drawer and base providing ample storage. Contrasting dark work surface provides ample preparation space, housing inset one and a half single drainer sink unit with chrome mixer tapware. The range of integrated appliances include: Zanussi electric oven, four ring gas hob with chimney style extractor over, integrated larder style fridge/freezer, along with dishwasher and washing machine. Stylish tiled flooring flows through to dining area, this bright open space is completed with French style doors opening into the rear garden and double glazed window allowing ample natural light to fill the room.

### First Floor

#### Landing

Giving access to all rooms, along with access to shelved airing cupboard housing a hot water cylinder.

#### Master Bedroom 9' 0" x 10' 4" (2.74m x 3.15m)

Located to the front aspect is the main bedroom with useful built in storage cupboard and door to en-suite.

#### Master En-Suite

Delivering a matching three piece suite comprising: Corner walk in shower cubicle with mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish tiled walls and contrasting tiled flooring, vanity mirror and chrome heated towel rail.

#### Bedroom Two 8' 9" x 8' 11" (2.66m x 2.72m)

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

#### Bedroom Three/Dressing Room 8' 9" x 4' 4" to front of wardrobes (2.66m x 1.32m)

Currently used and designed as a dressing room, with a range of attractive built in wardrobes occupying one wall, delivering excellent storage.

#### Bathroom

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



### Externally

The front aspect provides private off road parking for two vehicles, whilst the rear garden is mainly laid to lawn, with good size paved patio and pathway leading to the gated access.

### Tenant Information

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Available Long Term Minimum 12 months

Available Un-Furnished

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Terms & Conditions Apply



### 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.



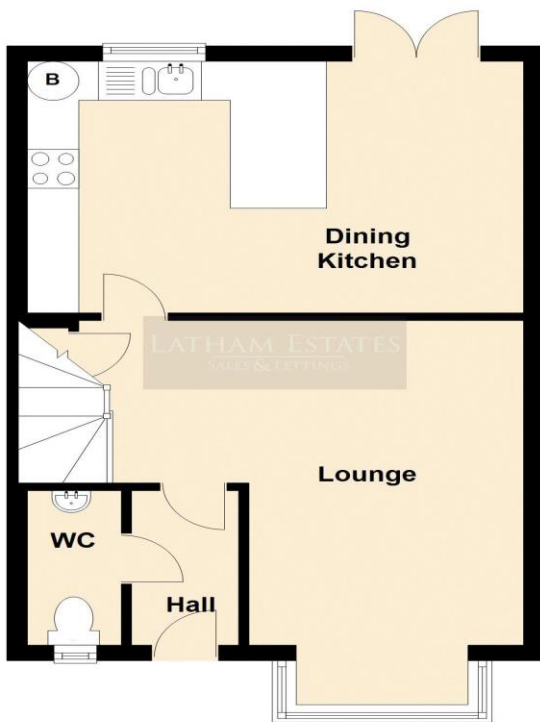
## Directions

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, straight ahead at the roundabout (second exit). Take the next right onto Severn Way, take the first left and follow the road round to the left on to Eden Grove. where the property can be found on the right hand side, easily identified by our Latham Estates To Let Board.

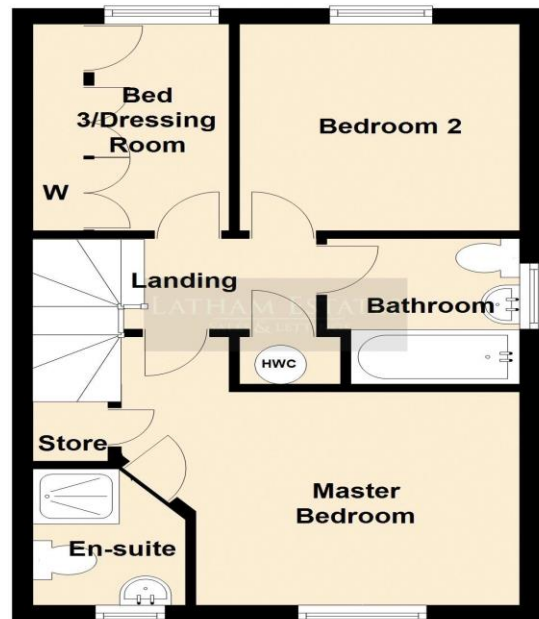
Viewing strictly by appointment



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 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.