



Stunning Three-Bedroom Semi-Detached Home

Beautifully Presented Throughout

Fabulous Open-Plan Breakfast Kitchen

Sought-After Holmes Chapel Location

Two Reception Rooms

Luxurious Four-Piece Family Bathroom



Introduction

A truly exceptional three-bedroom, double-fronted semi-detached property, located on a sought-after road within easy reach of Holmes Chapel Village and its excellent range of amenities, with local shops, railway station and everyday conveniences are all within easy reach, making this an ideal location for both families and commuters. From the moment you step inside, it is immediately apparent that this is a home that has been lovingly cared for and thoughtfully improved by the current owners. Immaculately presented throughout, offering a modern and stylish interior, creating a wonderful turn-key opportunity for the new owners. The accommodation is both spacious and versatile, with an entrance vestibule leading into a lovely front facing lounge, complete with an attractive Georgian style bay window. A second reception room provides excellent flexibility and could be utilised as a dining room, home office, family room or playroom. Occupying the rear aspect is the impressive open plan dining kitchen which forms the heart of the home. Beautifully appointed with a stunning range of navy wall, drawer and base units, the kitchen provides an excellent combination of style, storage and practicality. Complementary marble effect work surfaces provide plentiful preparation space, while integrated appliances and stylish luxury vinyl flooring complete this particularly impressive room. Upstairs, the spacious landing leads to three particularly well-proportioned bedrooms, including two excellent double bedrooms and an unusually generous third bedroom. The accommodation is completed by an outstanding family bathroom, which is undoubtedly one of the home's standout features. Beautifully designed around a luxurious four-piece suite, the bathroom combines marble-effect tiled walls, luxury vinyl flooring and striking gold fittings to create a wonderfully elegant and indulgent space. Externally, the property continues to impress. To the front, a driveway provides private off-road parking for two vehicles, together with the added benefit of an electric vehicle charging point. To the rear, the fully enclosed garden has been thoughtfully designed with ease of maintenance in mind, incorporating an extensive patio providing several seating areas, an artificial lawn and raised borders offering scope for further planting and personalisation. Slatted fencing and gated access to the side complete the outside space. This is a beautifully presented and exceptionally well-maintained home where considerable thought and attention to detail have gone into creating a property that is ready to move straight into. Offering stylish accommodation, excellent versatility and a superb village location, this is a home that truly deserves to be viewed to appreciate everything it has to offer.

ACCOMMODATION

Entrance Vestibule

The property is entered via the entrance vestibule, with stylish laminate flooring and a oak door leading into the lounge.

Lounge 15' 10" x 12' 7" (4.82m x 3.83m)

A lovely reception room positioned to the front of the property, featuring an attractive Georgian style bay window which allows plenty of natural light to flood the room.

Second Reception Room 13' 7" x 8' 0" (4.14m x 2.44m)

A most versatile room, again positioned to the front of the property and featuring a matching Georgian-style bay window, creating a bright and welcoming space. Finished with laminate flooring. A useful recessed area provides a dedicated utility space, with plumbing for a washing machine and shelving suitable for a tumble dryer. A door leads through to the ground floor cloakroom.

WC/Cloakroom

A smart and contemporary matching white two-piece suite comprising a low-level WC and wall-mounted wash hand basin with chrome mixer tapware. A side-aspect window provides natural light, with attractive flooring completing the room.

Open Plan Dining Kitchen 8' 0" x 18' 0" (2.44m x 5.48m)

A stunning open-plan dining kitchen occupying the rear of the property and forming a fabulous heart to the home. The kitchen is fitted with an attractive range of navy blue wall, drawer and base units, beautifully complemented by brushed gold handles and contrasting marble-effect work surfaces, providing plentiful preparation space. The kitchen incorporates an inset ceramic single-drainer sink with brushed gold-effect mixer tapware, a mid-level double oven and grill, together with a four-ring electric hob and stylish vertically positioned extractor fan. A window overlooks the rear garden, while a part-glazed door provides direct access outside. The dining area offers plenty of space for dining and benefits from a further window overlooking the garden. Eye-catching herringbone-style luxury vinyl flooring flows throughout the kitchen and dining area, complemented by a smart anthracite grey vertical wall-mounted radiator.

Stairs & First Floor Landing

A particularly attractive staircase features part-panelled walls and a central carpet runner, finished with decorative stair rods for an elegant touch. The spacious first floor landing continues the home's stylish presentation and provides access to all three bedrooms and the family bathroom.

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

A well-proportioned principal bedroom positioned to the front aspect, featuring a stylish feature-panelled wall and laminate flooring. A built-in double wardrobe provides excellent storage with hanging rail space and shelving.

Bedroom Two 8' 1" x 10' 4" (2.46m x 3.15m)

A generous second bedroom positioned to the rear of the property, finished with laminate flooring and benefiting from a built-in wardrobe, providing useful hanging and storage space.

Bedroom Three 10' 1" x 8' 1" (3.07m x 2.46m)

An unusually generous single bedroom positioned to the front of the property. A bright and versatile room, finished with laminate flooring and offering excellent space for a single bedroom, home office or dressing room.

Family Bathroom

Quite simply, a beautifully appointed family bathroom with a stylish and luxurious four-piece suite. The centrepiece is a fabulous oval bath, complemented by freestanding brushed gold mixer tapware and a separate handheld shower attachment. A generous shower enclosure features elegant gold-effect detailing and houses a dual-head brushed gold shower, incorporating both a rainfall-style drencher and traditional riser shower. A beautifully styled wood-effect vanity unit with two drawers houses an oval wash hand basin, complemented by wall-mounted brushed gold tapware and controls. A low-level WC completes the suite, while smart flooring and attractive marble effect tiled walls create a wonderfully luxurious finish.



Externally

The property is approached via a generous double-width block-paved driveway, providing ample private off-road parking. An EV charging point is also installed, adding further convenience for modern family living. The rear garden has been thoughtfully designed with ease of maintenance in mind, featuring an extensive L-shaped paved patio providing several separate seating areas, ideal for outdoor dining and entertaining. A central artificial lawn is bordered by defined flowerbeds, offering scope for planting and personalisation. Attractive horizontal slatted fencing provides a smart contemporary back drop, while gated side access leads conveniently back to the front of the property.



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.

Tenure

We have been informed the property is Leasehold with an absent Landlord

Correct at the time of listing and subject to change.

We recommend you check these details with your

Solicitor/Conveyancer.

EPC Rating - C

Council Tax Band - C - Cheshire East

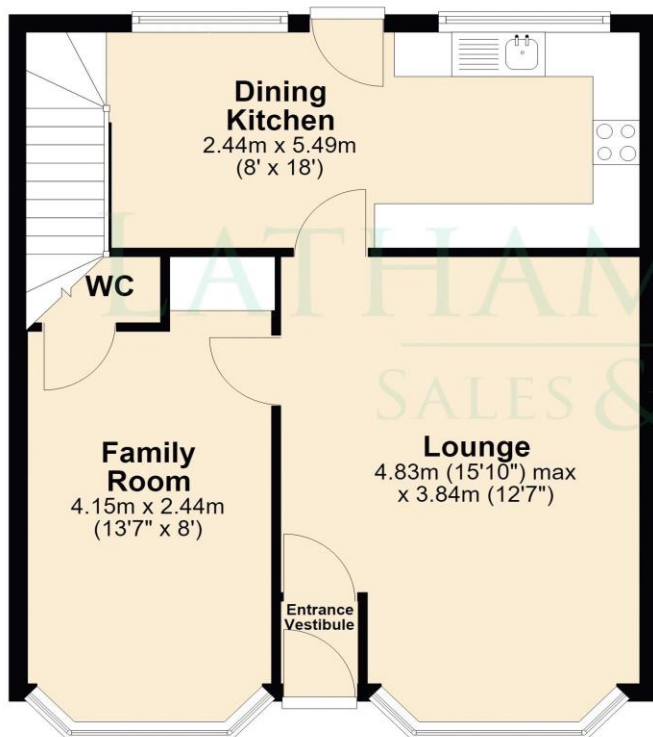


Directions

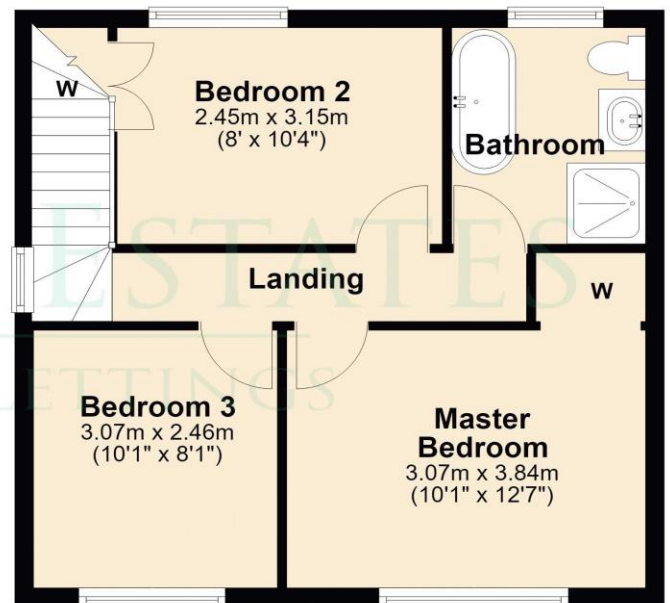
From our office 18 London Road, Holmes Chapel. CW4 7AJ. Travel south to the main traffic lights on London Road (A50). At the traffic lights turn left into Station Road taking the first right into Bromley Drive, where the property can be found on the left-hand side. Viewing strictly by Appointment. Postcode; 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.