LATHAM ESTATES
SALES & LETTINGS

Eastgate Road
Holmes Chapel

Guide Price £370,000



Spacious Detached Family Home

Four Good Size Bedrooms

Ample Private Parking

Three Reception Rooms

Four Piece Family Bathroom

Convenient Village Location





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Introduction

A bright, spacious, four-bedroom detached property. A fabulous family home, set on the popular Eastgate Road development, within a short flat walk to the village centre with all amenities, ideal for the commuter needing good access to Holmes Chapel railway station. Having been reconfigured by the current owners to maximise the living space. The property tour starts with the good-sized hallway giving access to the lounge, study and kitchen. The substantial lounge sits to the front of the property with central feature cast iron log burner, giving the room a lovely focal point. Occupying the rear aspect to enjoy a view over the garden is the generous dining room. The reconfigured kitchen is larger than average for this era and delivers an extensive range of light grey high gloss units to deliver storage in abundance, contrasting work surface flows round to provide plentiful preparation space. The ground floor is completed with a most versatile room, ideal home office, playroom or fifth bedroom if required. The first-floor landing leads to four well-proportioned bedrooms, along with a sizeable airing cupboard. The first floor is completed with a spacious four-piece family bathroom. Externally: The front aspect is designed to provide maximum private off-road parking, with gated access to the rear aspect. The rear garden is mainly laid to lawn, ideal for the buyer wishing to design their own outdoor space.

This spacious family property is for sale with no seller chain.

EPC Rating - D

Council Tax Band - D - Cheshire East

Tenure - Freehold with a Rent Charge

ACCOMMODATION

Hallway
A welcoming start to the property tour, giving access to most rooms. Balustrade stairs ascend to the first floor, completed with useful understairs cupboard.

Study/Bedroom 5
8' 11" x 7' 9" (2.72m x 2.36m)
A most versatile room located to the front aspect, perfect for home office, playroom or fifth bedroom. Enjoying a dual aspect allowing natural light to fill the space.

Lounge
15' 0" x 11' 11" (4.57m x 3.63m)
The generous lounge is situated to the front aspect, having been extended to maximise the space. The central cast iron log burner gives the room a lovely main focal point, completed with double doors opening to the separate dinning room.

Dining Room
8' 7" x 11' 11" (2.61m x 3.63m)
Perfect for family gatherings, located to the rear aspect and direct access to the kitchen.

L-Shaped Kitchen
14' 7" x 14' 7" Narrowing to 8'7 x 7'8 (4.44m x 4.44m)
The extended and well plan kitchen delivers a comprehensive range of modern matching light grey wall, drawer and base units to provide storage in abundance. Contrasting work top flows around offering plentiful preparation space. Taking center stage is the range style cooker with seven gas ring burners, two ovens and grill, with a double width chimney style extractor over. The inset single drainer sink unit with chrome swan neck mixer tapware sits below the window overlooking the rear garden. Completed with eye-catching turquoise metro style tiled splashback.

First Floor Landing
Open balustrade flows round to give access to all rooms and family bathroom, completed with a window to the front aspect, allowing natural light to fill the space.

Master Bedroom
11' 7" x 11' 11" (3.53m x 3.63m)
The generous master bedroom is located to the rear aspect with twin built in double wardrobes.

Bedroom Two
9' 1" x 11' 11" (2.77m x 3.63m)
Located to the front aspect is the second double bedroom.

Bedroom Three
9' 1" x 8' 3" (2.77m x 2.51m)
A generous single bedroom, located to the front aspect.

Bedroom Four
8' 7" x 7' 0" (2.61m x 2.13m)
The fourth good size single bedroom is located to the rear aspect.

Family Bathroom
8' 6" x 7' 3" (2.59m x 2.21m)
The generously sized family bathroom delivers a matching four piece suite to comprise: Panelled bath with chrome mixer tapware and hand held shower, low level WC double width step in shower unit with corner jet style shower and pedestal hand wash basin with chrome mixer tapware.



Externally

The front aspect is designed to maximise the driveway to provide ample private off-road parking, gated access leads to the rear garden, with a central lawned garden, panelled fence boundaries and garden timber store.









Location

Holmes Chapel is a popular 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 countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and an secondary school, several 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.

Tenure

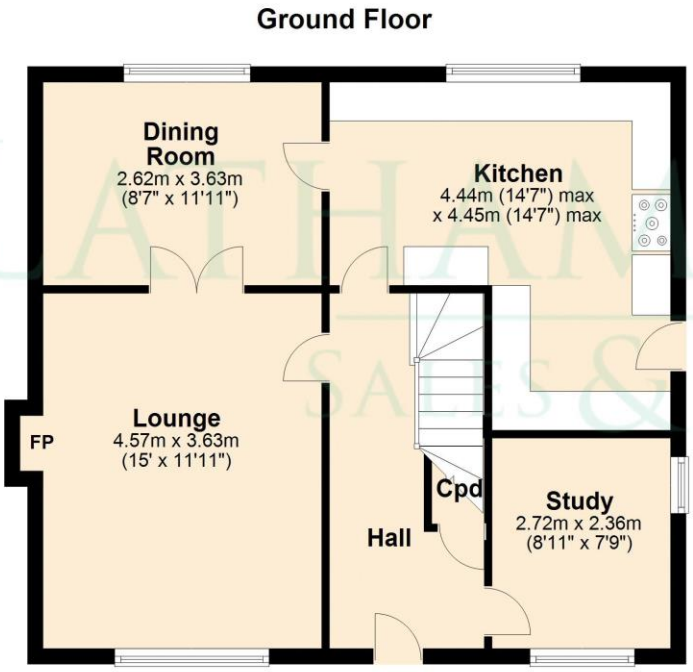
We have been informed the property is Freehold with a Rent Charge: TBC
Correct at the time of listing and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.

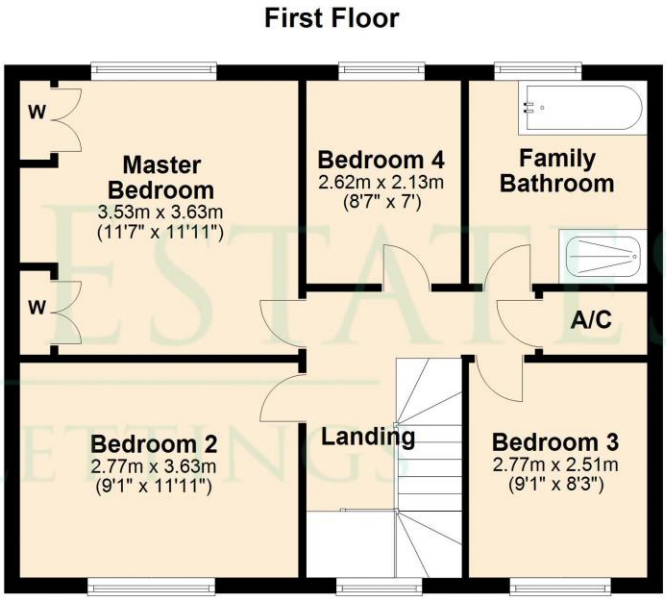
Directions

From our office 18 London road, Holmes Chapel, CW4 7AJ. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, continue along taking the first right onto Sandiford Road, then take the first left onto Eastgate Road. Where the property can be found half way down on the left hand side. Post Code: CW4 7BN
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
Plan produced using PlanUp.

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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.