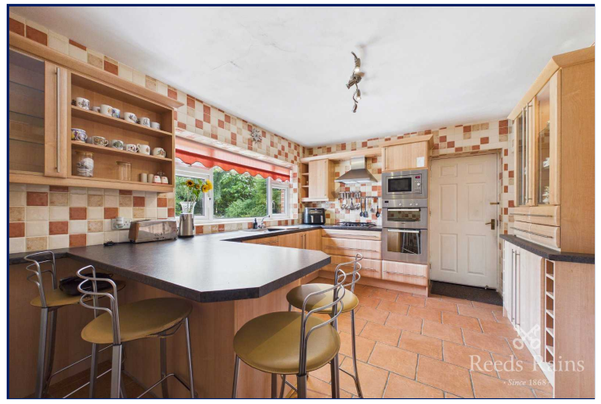


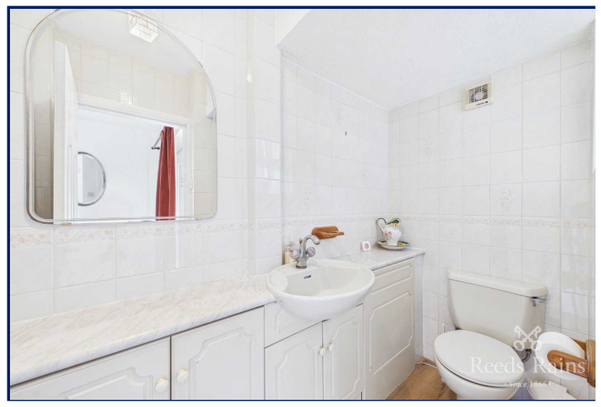














Broad Lane, Holmes Chapel,
Crewe, Cheshire, CW4

Asking Price: £525,000
Freehold

Reeds Rains

reedsrains.co.uk

Broad Lane, Holmes Chapel, Crewe, Cheshire, CW4

Asking Price: £525,000 Freehold

Council Tax Band: F
EPC Rating: C

Four bedroom detached family home, which is offered to the market with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase.

It is located in a quiet backwater and boasts a privileged non-estate location toward the West of Holmes Chapel. It's a highly sought after position, overlooking agricultural land at the front and only a short walk to Holmes Chapel Comprehensive School.

Although it may need some selective modernisation it's one of those rare opportunities to create something breath-taking. Whilst not apparent from the front photograph, it benefits from a rear extension which balances the accommodation quite beautifully.

The vast plot extends to approximately 0.16 acres or thereabouts; that's considerable by comparison to many modern homes. The gardens enjoy a great degree of privacy and are not directly overlooked, whilst the extra large driveway provides an abundance of off street parking that's hard to find.

At weekends the car does not need to leave the drive, the village offers a blend of cultural and leisure activities; It hosts a number of independent and chain shops and when combined with the broad range of cafes, restaurants and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

It is located amongst the Cheshire countryside and you are never far from a picturesque scene fit for a postcard. It is very fortunate to enjoy some very beautiful open green spaces, with the likes of Dane Meadow on your doorstep and Boundary Water Park and Brereton Heath Nature Reserve only a very short drive away.

Holmes Chapel provides excellent access of the North West Motorway network. It is a very short drive to Junction 18 of the M6 and trunk roads readily connect Stoke-On-Trent and Manchester. It is only a short walk from Holmes Chapel Railway Station which sits on the Crewe to Manchester Line and provides frequent access to both.

Closer inspections are highly recommended, why not start by taking a moment to admire our immersive, interactive virtual tour. This is a wonderful opportunity so act quickly.

EPC GRADE C.

Ground Floor

Porch
Frosted double glazed composite front door and a PVCu frosted double glazed window.

Hall
Under stairs storage cupboard.
Radiator. Laminate wood flooring.

WC
PVCu frosted double glazed window.
Suite comprising of a close coupled WC and vanity basin.
Fully tiled walls. Extractor fan. Radiator. Laminate wood flooring.

Living Room
PVCu double glazed window.
Coving. Radiator.

Dining Room
PVCu frosted double glazed window.
Radiator.

Garden Room
PVCu double glazed window and patio doors.
Radiator.

Kitchen
PVCu double glazed rear window.
Good range of wall, drawer, base, shelving and display units with a peninsula breakfast bar and work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap.
Integrated double electric oven, microwave, four ring gas hob and a stainless steel extractor hood.
Built in larder fridge.
Fully tiled walls and tiled flooring. Radiator.

Double Garage
Electronically operated up and over garage door.
Timber rear access door and a PVCu double glazed rear window.
White ceramic Belfast sink. Space for utility appliances.
Wall mounted gas central heating boiler.

First Floor

Landing
PVCu frosted double glazed window.
Airing cupboard.
Access to roof void.

Bedroom
PVCu double glazed window.
Built in storage cupboard.
Radiator.

Bedroom
PVCu double glazed window.
Built in triple wardrobe.
Radiator.

Bedroom
PVCu double glazed rear window.
Built in wardrobe/ storage cupboard.
Radiator.

Bedroom
PVCu double glazed rear window.
Radiator.

Family Bathroom
Three piece suite comprising of a close coupled WC, pedestal wash basin and a panel bath with a wall mounted thermostatic shower and screen.
Fully tiled walls. Coving. Extractor fan. Radiator. Laminate tiled flooring.



For full EPC please contact the branch.

Exterior
Generous tarmac driveway providing ample off street parking for several vehicles. Front lawn and a small patio suitable for a garden bench.
Enclosed rear garden that enjoys a good degree of privacy and is not directly overlooked. It is laid to lawn with an expansive Indian stone flagged patio.
Gated side access.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk