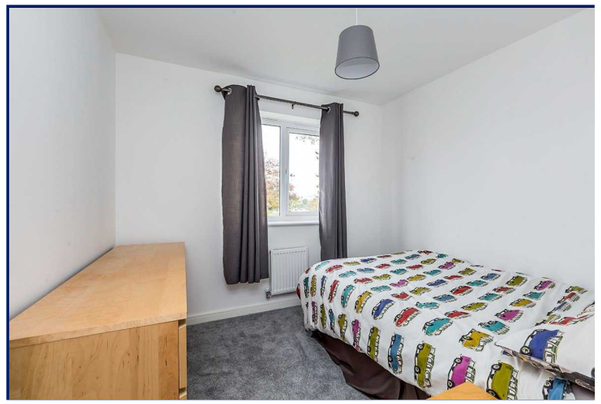
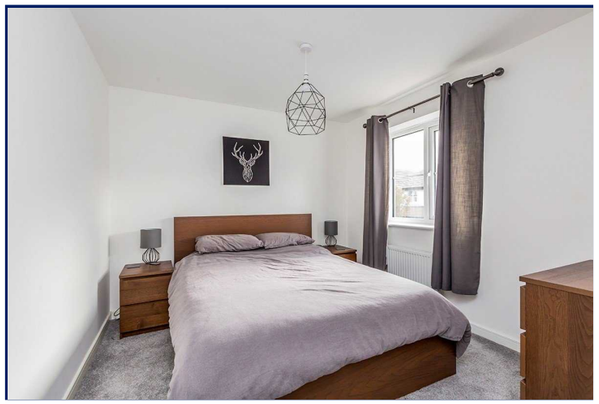


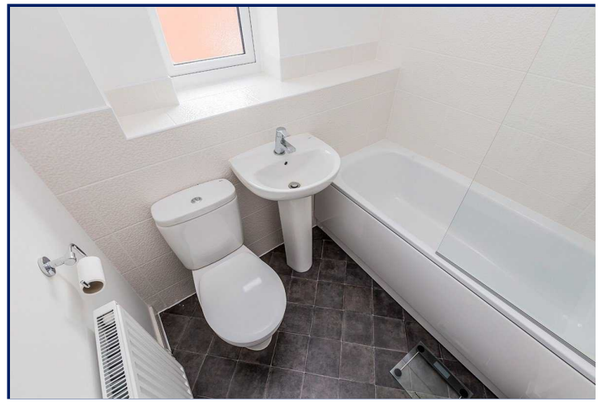


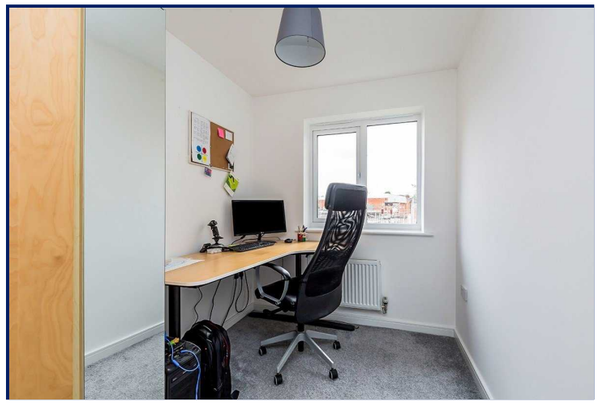












Severn Way, Holmes Chapel,
Crewe, Cheshire, CW4

Offers in the region of:
£279,950 Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Severn Way, Holmes Chapel, Crewe, Cheshire, CW4

Offers in the region of: £279,950 Freehold

Council Tax Band: C
EPC Rating: B

Modern three bedroom semi detached family home offered to the market with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase.

It is located an outstanding area, with a modern mix of family friendly homes and a strong community feel, with two parks on site.

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 inspection is strongly encouraged so why not start by exploring our immersive, interactive virtual tour. It's the perfect introduction.

EPC GRADE: B

Leasehold
125 years from and including 15 February 2018

Ground Floor

Storm Porch
Composite front door.

Entrance Hall
Radiator.

WC
PVCu frosted double glazed window.
Suite comprising of a close coupled WC and a pedestal wash hand basin.
Radiator.

Lounge
PVCu double glazed bay window.
Under stair storage cupboard.
Radiator.
Stairs off.

Kitchen/ Dining Area
PVCu double glazed rear window and French doors.
Modern range of wall, drawer and base units with work surfaces that incorporate a one and a half bowl sink with mixer tap.7
Integrated electric oven, four ring induction hob and extractor hood. Space for a fridge and freezer.

First Floor

Master Bedroom
PVCu double glazed window.
Storage cupboard.
Radiator.
Access to the Ensuite.

Ensuite
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, wash basin and a shower enclosure.

Bedroom
PVCu double glazed window.
Radiator.

Bedroom
PVCu double glazed window.
Radiator.

Family Bathroom
PVCu frosted double glazed window.
Three piece suite comprising of a close coupled WC, wash hand basin and a panel bath.
Radiator. Partially tiled walls.

Exterior
Tarmac driveway providing off street parking. Gated side access.
Enclosed rear garden laid to lawn with a flagged patio area.

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.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

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.



For full EPC please contact the branch.

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