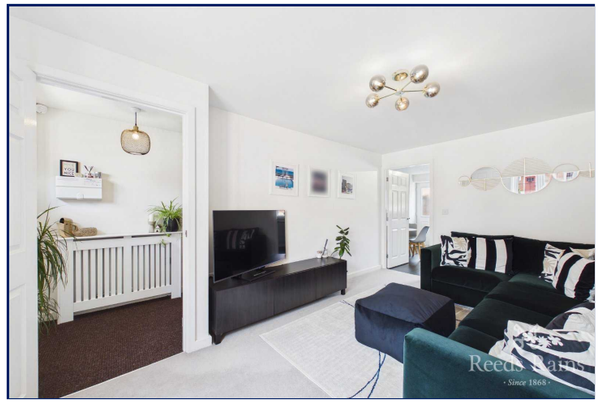
















Nightshade Place, Holmes Chapel,
Crewe, Cheshire, CW4

Asking Price: £172,250
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Nightshade Place, Holmes Chapel, Crewe, Cheshire, CW4

Asking Price: £172,250 Leasehold

Council Tax Band: C
EPC Rating: B

Available as part of a shared ownership scheme with shares available from 65% to 100% (please contact us for further information). Rent is payable on the share of the property you do not own, but this will decrease as you buy more of the property. Applications are subject to affordability and eligibility criteria.

Beyond its attractive façade lies an exceptional home that is impeccably presented in excellent decorative condition. Boasting two generously sized double bedrooms upstairs, along with a cosy reception space and kitchen diner downstairs, the accommodation is perfectly suited to a broad range of buyers. Outside, it benefits from a beautifully landscaped garden and a coveted double width driveway (along with a three pin plug and the option to have an electric car charger added).

Situated within an outstanding location, the property forms part of a modern development of family friendly homes. The area is particularly popular thanks to its close proximity to Holmes Chapel Comprehensive School and its excellent access to the M6 motorway network.

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 enjoy the surroundings and unwind from the working week with family and friends.

It is located amongst 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 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 5 minute drive to Junction 18 of the M6 and trunk roads readily connect Stoke-On-Trent and Manchester. It is only a short distance from Holmes Chapel Railway Station which sits on the Crewe to Manchester Line and provides frequent access to both.

Closer inspection is highly recommended. Why not begin by taking a moment to explore our immersive interactive virtual tour - the perfect introduction to this wonderful family home?

EPC GRADE B.

Ground Floor

Storm Canopy
Courtesy lighting.

Entrance Hall
PVCu frosted double glazed front door.
Radiator.
Stairs off.

Living Room
PVCu double glazed window.
Two radiators.

Kitchen Diner
PVCu double glazed windows and PVCu frosted double glazed door.
Contemporary range of wall, drawer and base units with work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap along with an integrated oven with a four ring induction hob and extractor hood. Access to boiler. Space for a freestanding fridge freezer.
Access to WC.
Radiator.

First Floor

Landing
Access to roof void.
Radiator.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, pedestal wash basin with a polished chrome mixer tap and a panel bath with an adjustable shower head and screen.
Extractor fan. Radiator.
Access to storage cupboard.

Bedroom
PVCu double glazed window.
Radiator.

Bedroom
PVCu double glazed windows.
Radiator.
Access to storage cupboard.

Exterior
Front tarmacadam driveway providing two allocated parking bays, along with an electric car charging port.
Gated side access leading to an enclosed, timber fenced rear garden laid to lawn with a flagged patio.

Leasehold
125 years from and including 1 June 2019

Agents Notes
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.



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