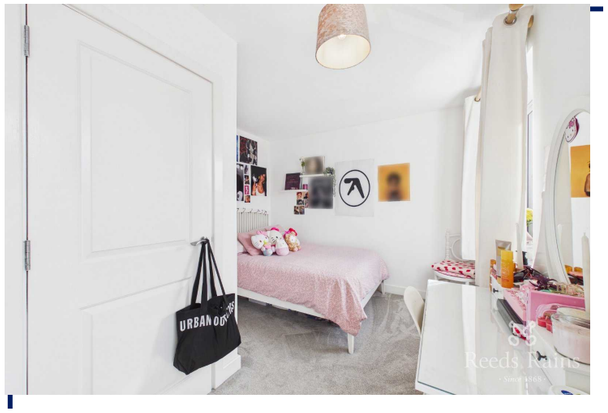
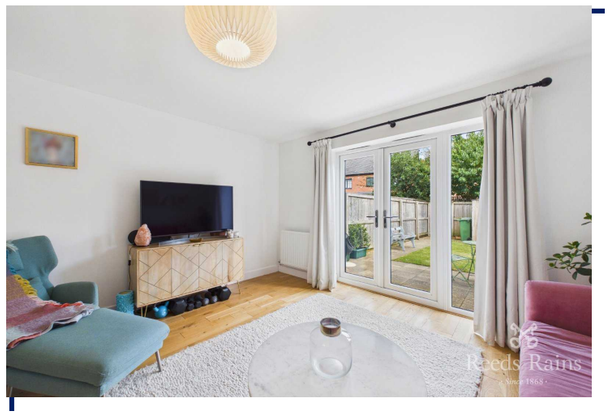
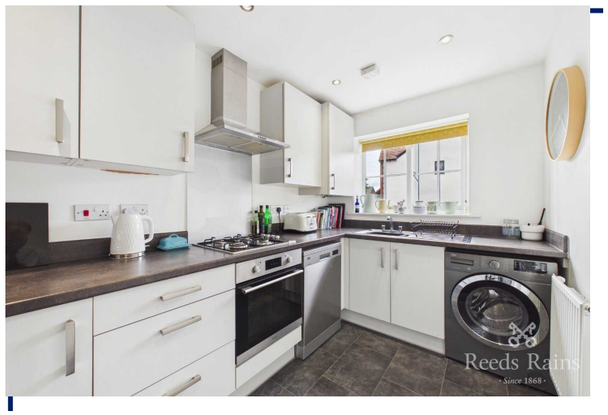




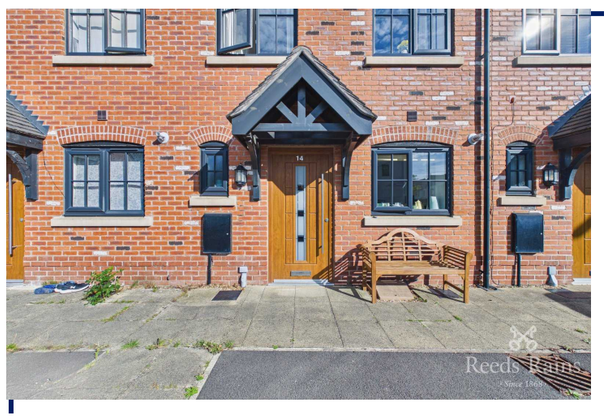












Alder Way, Holmes Chapel, Crewe,
Cheshire, CW4

Asking Price: £165,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Alder Way, Holmes Chapel, Crewe, Cheshire, CW4

Asking Price: £165,000 Leasehold

Council Tax Band:
EPC Rating: B

Available as part of a shared ownership scheme with shares available from 50% as advertised at £165,000 all the way up to 100% of the property value at £330,000 (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.

Take a moment to admire this impeccable three story mid terraced family home situated in a desirable position on the fringe of Holmes Chapel. Boasting three ample sized double to king sized bedrooms which spread across both upper floors, along with offering exceptional curb appeal and allocated parking for two vehicles, this accommodation will certainly appeal to a broad audience, particularly first time buyers and families.

This side of the village is often favoured due to its immediate access to Alderley Edge, Macclesfield and Congleton along with being perfectly situated to local amenities such as the newly adopted Aldi superstore, Leisure Centre, along with a shopping precinct, perfect for all of your essential needs.

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.

EPC GRADE B.

Ground Floor

Storm Canopy
Courtesy lighting.

Entrance Hall
Partially frosted composite front door.
Radiator. Wooden plank flooring.
Access to WC.
Stairs off.

WC
PVCu frosted double glazed window.
Two piece white suite comprising of a back to wall WC and a wall hung wash basin with a polished chrome mixer tap.
Radiator.

Kitchen
PVCu double glazed window.
Contemporary range of wall, drawer and base units with work surfaces that incorporate a single bowl stainless steel sink with hot and cold taps, integrated oven, four ring gas hob with an extractor hood and an integral fridge freezer. Space and plumbing for a washing machine and dish washer.
Radiator. Wooden plank flooring.

Living Diner
PVCu double glazed patio doors and window.
Access to under stairs storage cupboard.
Two radiators.

First Floor

Landing
Radiator.
Stairs off.

Bedroom
PVCu double glazed window.
Radiator.

Bathroom
Three piece white suite comprising of a back to wall WC, wall hung wash basin with a polished chrome mixer tap and a panel bath with an adjustable shower head and screen.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Partially tiled walls.

Bedroom
PVCu double glazed windows.
Radiator.

Second Floor

Landing
Radiator.
Access to storage cupboard.

Bedroom
PVCu double glazed window.
Radiator.
Access to roof void and ensuite.

Ensuite
PVCu double glazed skylight.
Three piece white comprising of a back to wall WC, wall hung wash basin with a polished chrome mixer tap and a fully tiled double shower enclosure with overhead and adjustable shower heads and screen.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Partially tiled walls.

Exterior
Front tarmacadam driveway providing two allocated parking bays along with a flagged patio path.
Enclosed timber fenced rear garden laid to lawn with a flagged patio and gated access. Shed.

Leasehold
99 years from and including 11 January 2019.



For full EPC please contact the branch.



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.

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