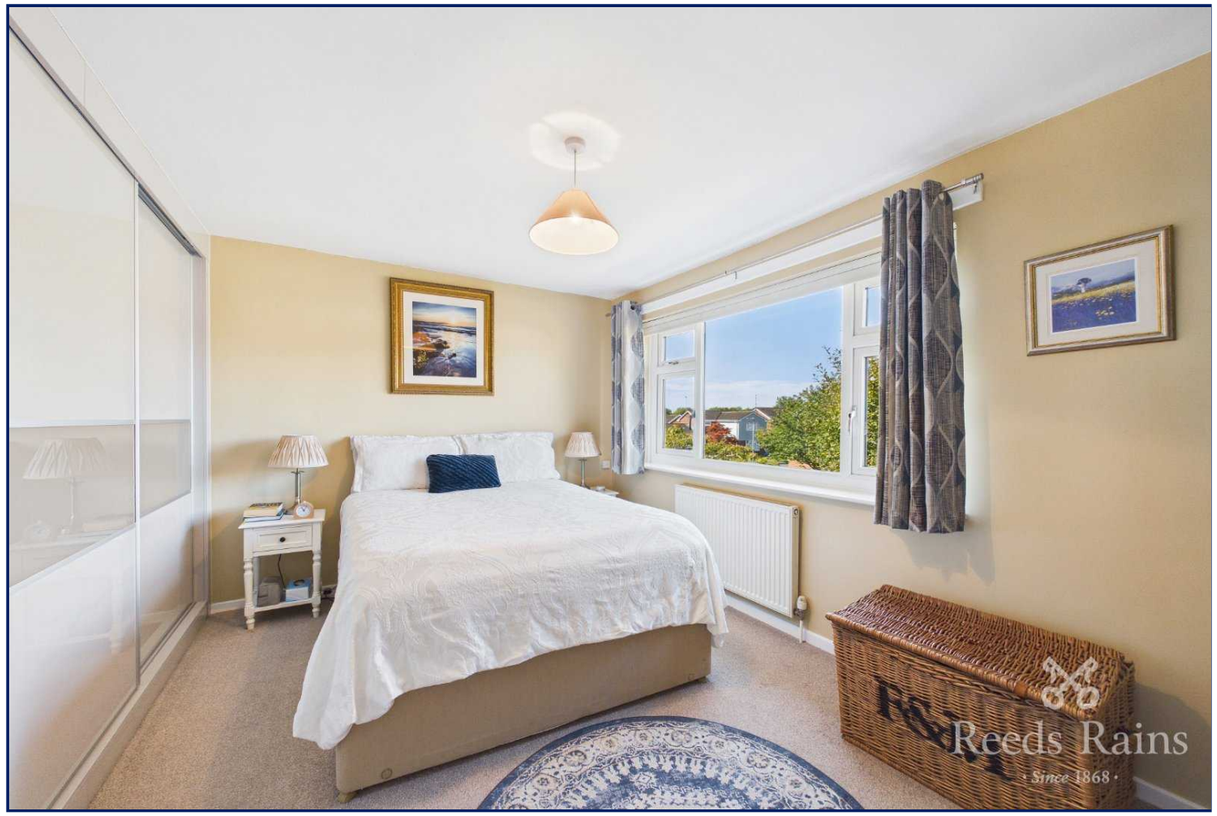




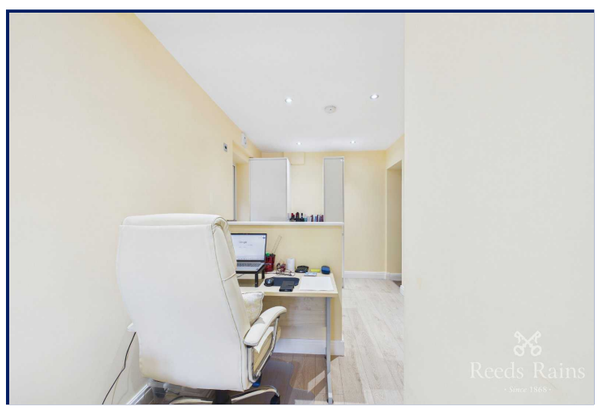












Nairn Avenue, Holmes Chapel,
Crewe, Cheshire, CW4

Asking Price: £435,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Nairn Avenue, Holmes Chapel, Crewe, Cheshire, CW4

Asking Price: £435,000 Freehold

Council Tax Band: E
EPC Rating: TBC

Take a moment to admire this exquisite four bedroom detached family home featuring a tremendous converted garage, which in its current configuration operates as a combined utility and downstairs office, however thanks to this additional reception space, options are endless for what this could become in the future. Turnkey ready, Number 5 will certainly appeal to a broad range of buyers with a non-overlooked, enclosed garden to the rear, tarmacadam driveway providing off road parking to the front and its favourable positioning toward the South of Holmes Chapel, just off Portree Drive. It's a privileged location only a short walk to Holmes Chapel Comprehensive School and the village amenities.

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 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 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 start by taking a moment to admire our immersive, interactive virtual tour.

EPC GRADE TBC.

Ground Floor

Entrance Hall
PVCu frosted double glazed door.
Recessed ceiling down lighters. Radiator.
Access to Shower Room/WC.
Stairs off.

Shower Room/WC
PVCu frosted double glazed window.
Three piece suite comprising of a close coupled WC, vanity wash basin with polished chrome hot and cold taps and a shower enclosure with overhead and adjustable shower heads and screen.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Ceramic tiled walls and flooring with mosaic bordering.

Living Room
PVCu double glazed window.
Coving. Recessed ceiling down lighters. Radiators.

Converted Garage/Utility/Office
PVCu frosted double glazed door and PVCu double glazed window.
Under stairs storage.
Contemporary range of fitted base units with wood effect work surfaces.
Extractor fan. Recessed ceiling down lighters.
Radiators. Light oak-effect flooring.
Access to cupboard housing switchboard.

Kitchen Diner
PVCu double glazed patio doors and windows along with a PVCu frosted double glazed door.
Contemporary range of wall, drawer and base units with Quartz work surfaces forming a breakfast bar with a one a half bowl ceramic sink with a polished chrome mixer tap, an integrated ‘Hotpoint’ oven, four ring induction hob and extractor hood, integrated fridge, freezer, dish washer and space and plumbing for a washing machine.
Recessed ceiling down lighters. Radiators. Laminate flooring.

First Floor

Landing
Access to roof void.

Bedroom/Dressing Room
PVCu double glazed window.
Bespoke fitted wardrobes along with access to storage cupboard.
Radiator.

Bedroom
PVCu double glazed window.
Radiator.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, vanity wash basin and a panel bath with overhead and adjustable shower heads and screen.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Ceramic tiled walls and flooring.

Bedroom
PVCu double glazed window.
Radiator.

Bedroom
PVCu double glazed window.
Bespoke fitted wardrobes with sliding doors.
Radiator.

Exterior
Tarmacadam driveway providing ample off street parking along with wrap around side access leading to a rear, non-overlooked enclosed garden laid to lawn with shrub borders and a flagged patio.

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