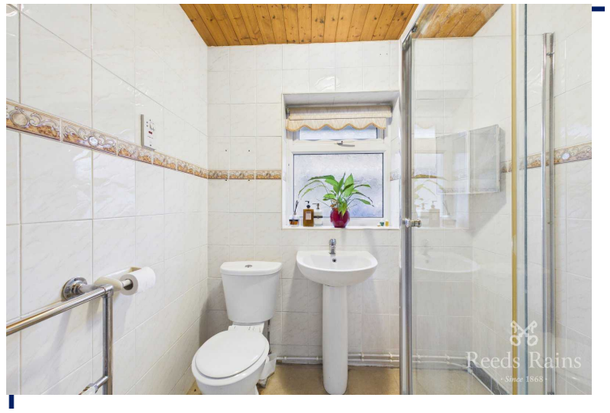
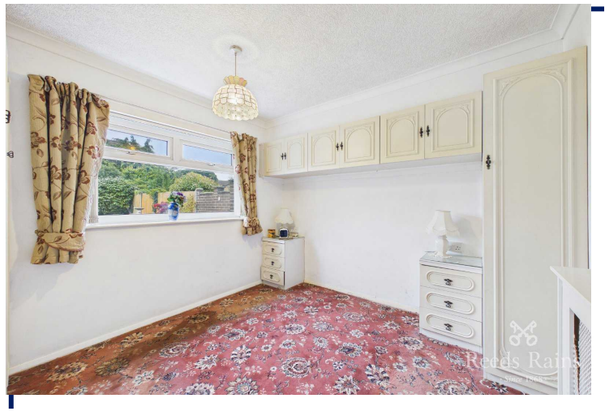
















Coniston Drive, Holmes Chapel,
Crewe, CW4

Asking Price: £340,000
Freehold

Reeds Rains

reedsrains.co.uk

Coniston Drive, Holmes Chapel, Crewe, CW4

Asking Price: £340,000 Freehold

Council Tax Band:
EPC Rating: TBC

Take a moment to admire the immense potential in this two bedroom detached true bungalow requiring selective modernisation. It is offered to the market with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase.

The accommodation benefits from an open plan living through dining space and the addition of a rear conservatory (accessed through one of the bedrooms). Outside, there is a double length tarmac driveway and a deceptively generous rear garden that enjoys a good degree of privacy and is not directly overlooked.

Coniston Drive is located toward the South East of Holmes Chapel and is regarded as an especially privileged location, only a short walk of the village amenities.

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.

Why not start by taking a moment to admire our immersive, interactive virtual tour - It's the perfect introduction.

EPC Grade: TBC

Ground Floor

Storm Canopy
PVCu double glazed front door and matching sidelight.

Entrance Hall
Airing cupboard.
Access to roof void. Coving and dado rail. Radiator.
Laminate wood flooring.

Kitchen
PVCu double glazed window.
Good range of wall, drawer and base units with work surfaces that incorporate a sink.
Integrated oven, hob and extractor hood.

Bedroom Two
Aluminium double glazed patio doors to the Conservatory.
Fitted wardrobes and shelving.
Radiator. Laminate wood flooring.

Conservatory
PVCu double glazed Conservatory with rear access.
Internal access to the Garage.
Radiator. Laminate tiled flooring.

Master Bedroom
PVCu double glazed rear window.
Fitted bedroom furniture incorporating wardrobes, cupboards and bedside cabinets.

Coving. Radiator.

Shower Room
PVCu frosted double glazed window.
Three piece suite comprising of a close coupled WC, pedestal wash basin and a double enclosure with a thermostatic shower.
Electric shaver socket. Radiator with heated towel rail.
Fully tiled walls and flooring.

Living / Dining Room

Living Area
PVCu double glazed window.
Gas fire with a decorative surround, marble style inset and hearth.
Coving. Radiator.

Dining Area
PVCu double glazed window.
Coving. Radiator.

Garage
Up and over garage door and rear window.
Wall mounted gas central heating boiler. Utility space with a base unit and work surface that incorporate a stainless steel sink. Space and plumbing for a washing machine and tumble dryer.
Power and lighting.

Exterior
Double length tarmac driveway providing off street parking and access to the attached garage. Front lawn. Enclosed rear garden laid to lawn with an Indian stone patio and raised low maintenance gravel beds. 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.

For full EPC please contact the branch.



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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.

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