



Bromley Drive, Holmes Chapel, CW4 7AX.

£280,000

Whittaker Est. 1930  
& Biggs



## Bromley Drive, Holmes Chapel, CW4 7AX.

This spacious semi-detached home is located within a popular location close to the town centre of Holmes Chapel and its amenities, as well as travel networks via the motorway and train, with the station being only a short distance away.

Internally the accommodation offers two reception rooms which offer versatility and an option of a home office for those working from home.

The main lounge is a fantastic size with its bay fronted window.

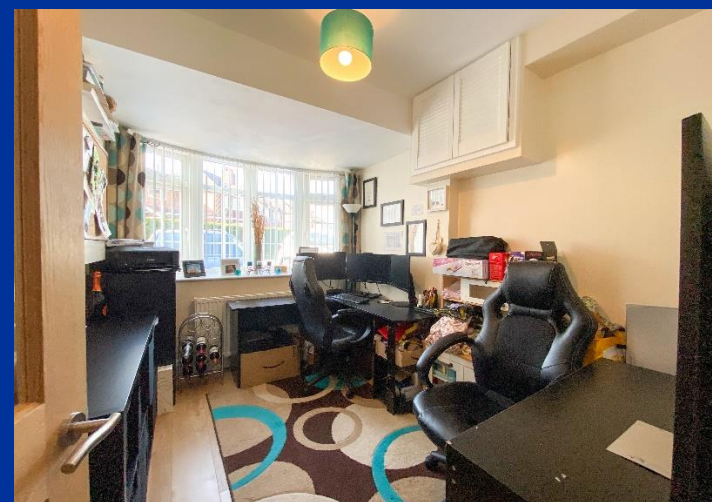
The kitchen offers family dining with its incorporating area and a range of on trend units and integrated appliances.

There are also patio doors giving access to the low maintenance rear gardens. For convenience there is a ground floor WC and utility area, perfect for family life.

To the first floor there are three bedrooms and a good-sized family bathroom which was refurbished in 2019. The bathroom offers both a bath and separate shower which is a welcomed feature.

Externally the property benefits from a block paved driveway for several vehicles.

To the rear there is an attractive fully enclosed rear garden of low maintenance.





This is an ideal family home with all the attributes required for modern living.

### Entrance Hall

Having entrance door with obscured glazed decorative panels. Oak effect laminate flooring. Door opening into lounge.

### Lounge 12' 6" x 15' 10" (3.82m x 4.83m)

Having bay UPVC double glazed window to front aspect, wood effect laminate flooring, radiator.

### Vestibule

Having Space and plumbing for washing machine or fridge freezer. Vent for dryer Worcester Bosch wall mounted gas fired central heating boiler, wood effect laminate flooring.

### Ground Floor Cloaks

Having white low-level WC, wall mounted wash basin with chrome mixer tap, slate effect flooring, obscure window to side aspect.

### Office 9' 11" x 8' 0" (3.01m x 2.44m)

Having UPVC bow shaped window to front aspect, radiator, Oak effect laminate flooring, bespoke cupboard concealing gas meter. Concealed electricity meter.

### Dinning kitchen 18' 0" x 7' 11" (5.49m x 2.42m)

Kitchen 5.49 m x 2.42 m. Modern Open plan dining kitchen having a range of on trend modern wall mounted cupboards and base units with fitted worksurface over incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Integral double oven, plumbing for washing machine, four ring gas hob with chimney style stainless extractor fan over. UPVC double glazed window to rear aspect.

Slate effect tiled floor. Defined dining area with space for a table and chairs. Radiator, UPVC double glazed window to rear aspect overlooking the garden, UPVC half glazed rear entrance door. Stairs off to 1st floor landing.

### First Floor Landing

Having UPVC double glazed window to side aspect. Radiator.

### Bedroom One 10' 1" x 12' 7" (3.08m x 3.83m)

Having UPVC double glazed window to front aspect, radiator, open wardrobe with hanging rail & storage space.

### Bedroom Two 10' 1" x 8' 1" (3.08m x 2.47m)

Having UPVC double glazed window to front aspect, radiator.

### Bedroom Three 10' 4" x 8' 2" (3.15m x 2.48m)

Having UPVC double glazed window to rear aspect, radiator, fitted wardrobe. Access to loft.

### Family Bathroom 8' 1" x 7' 5" (2.46m x 2.25m)

Having a modern bathroom suite refurbished in 2019 comprising of double ended panelled bath with central mixer tap and shower attachment, separate enclosed shower cubicle with thermostatically controlled rainfall effect showerhead. Wash hand basin and WC set in vanity storage unit. Radiator. Perspex panelling with iridescence sparkle. Radiator, recessed lighting to ceiling. UPVC obscured window to rear aspect.

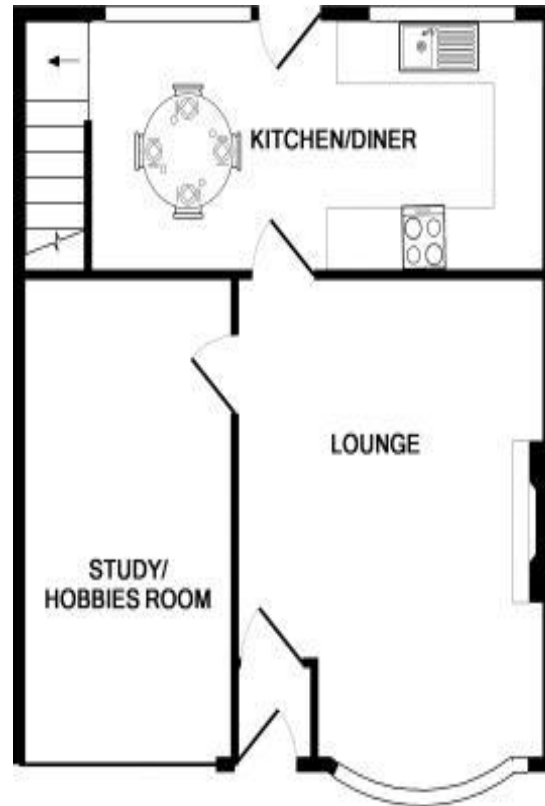
### Externally

There is a block paved driveway to the front of the property allowing off road parking. To the rear aspect there is a fully enclosed rear garden with timber fenced panelling providing a good degree of privacy. Rear open views over the railway lines. Laid to artificial lawn with adjoining paved patio and feature borders.









GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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