



STEPHENSON BROWNE

15 Hermitage Drive

CW4 7NP

Asking Price £280,000



3



1



2



c



STEPHENSON BROWNE

Situated on the ever-popular Hermitage Drive in the heart of Holmes Chapel, this well-presented three bedroom semi-detached home offers an excellent opportunity for families and buyers seeking a convenient village lifestyle.

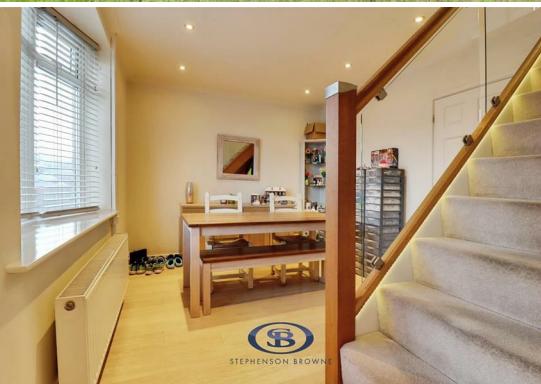
The property is ideally located just a stone's throw from the highly regarded Hermitage Primary School and within easy reach of local amenities, countryside walks and transport links, making it a superb family location.

Internally, the accommodation is well balanced and thoughtfully arranged, comprising two versatile reception rooms that provide flexible living and dining space. The home benefits from a bright and airy feel throughout, with the principal bedroom enjoying a desirable double aspect, allowing plenty of natural light to flood the room.

Externally, the property continues to impress with driveway parking leading to a detached garage, offering both parking and useful storage. To the rear is an enclosed, private garden — ideal for children, entertaining or simply relaxing outdoors.

Offered to the market with no onward chain, this home presents a straightforward purchase for a wide range of buyers. An EPC rating of C further enhances its appeal, providing a good level of energy efficiency.

Early viewing is strongly recommended to appreciate the location, space and potential this lovely home has to offer.



Living Room
14'11" x 10'7"

Dining Room
13'3" x 9'10"

Kitchen
13'3" x 9'8"

Bedroom One
14'11" x 10'7"

Bedroom Two
10'2" x 9'10"

Bedroom Three
9'10" x 6'10"

Bathroom
7'0" x 6'11"

Garage
7'10" x 18'4"

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

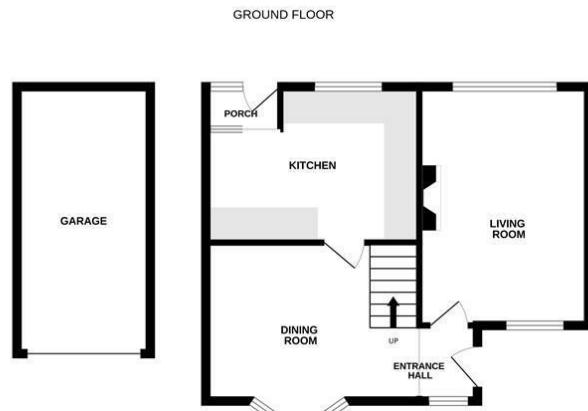


- Driveway Parking
- Detached Garage
- Private and Enclosed Rear Garden
- Close to Hermitage Primary School
- Two Reception Rooms
- Bright, Double Aspect Principal Bedroom
- No Onward Chain
- Popular Village Location
- Family Location





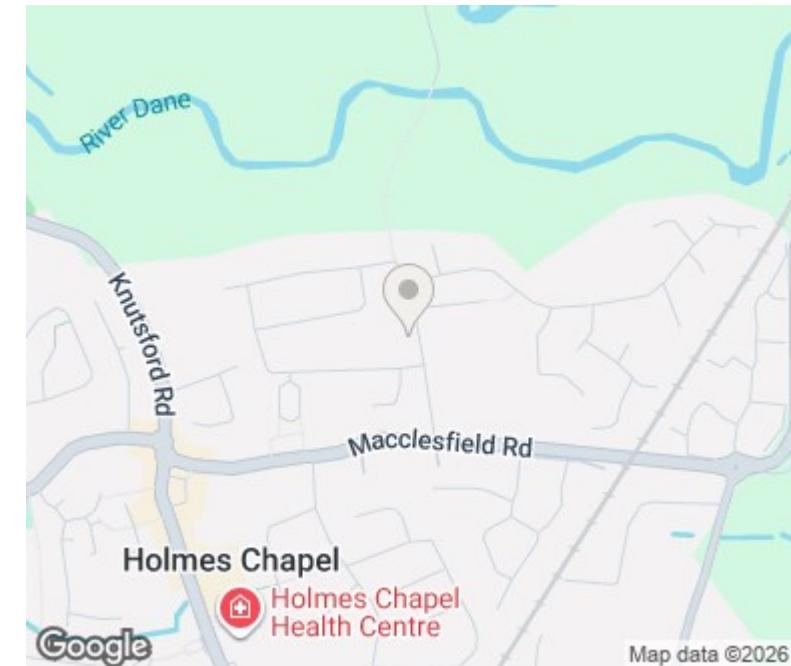
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements & dimensions are approximate only and no guarantee is given as to the accuracy of the same. It is intended for prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with [Homesnap tools](#)

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64