



**Holmfield Rye Hills**  
ST7 8LP  
**Offers Over £190,000**



STEPHENSON BROWNE

This three bedroom semi-detached period property at Rye Hills offers any buyer a rare and chain free opportunity to purchase, with potential to be a truly fabulous long term family home with delightful countryside views.

Situated on Rye Hills, Bignal End, the elevated position of the home gives a serene and Semi-Rural feel with countryside views, whilst still being within close access to local transport links and amenities, with schools such as Wood Lane Primary School and Sir Thomas Boughey Academy nearby.

To the ground floor of the home is spacious and well proportioned living accommodation with a Lounge to the front, the perfect place to relax and unwind overlooking nearby fields, to the rear of the ground floor is an open Kitchen Dining area offering ample storage space, access to a separate Utility area and views onto a private enclosed garden, and beyond.

To the first floor the home are three bedrooms accessed via the first floor landing, and a family bathroom, with scenic views enjoyed from all of the bedrooms.

Externally are mature and generous gardens to both the front and the rear, with off road parking for multiple vehicles provided by a driveway, with potential for rear access and access to the Garage.

#### **Entrance Hallway**

Accessed via double glazed PVC door to front, wall mounted radiator, stairs to first floor, door leading into:-

#### **Lounge**

12'4" x 18'5" (3.78m x 5.62m)

Double glazed bay window to front elevation, enjoying far reaching views over the surrounding countryside. Brick built fire place with grate, wall mounted radiator, wood effect flooring, door leading into:-

#### **Kitchen Diner**

15'9" x 13'3" (4.81m x 4.04m)

Fitted kitchen with a range of wall, base and drawer units with work surfaces over, incorporating sink with draining board, door giving access to under stairs pantry cupboard offering storage, fire surround housing gas fire, storage cupboard, window to rear and side elevation, door to rear leading into:-

#### **Utility**

4'11" x 5'4" (1.51m x 1.65m)

Single glazed windows to rear and side elevation, double glazed PVC door giving external access to driveway and rear garden. Power and plumbing for appliances.

#### **Landing**

First floor landing giving access to all first floor rooms.

#### **Bedroom One**

8'2" x 14'6" (2.50 x 4.42m)

Double glazed window to front elevation enjoying uncompromised views of the surrounding countryside, built in storage cupboards and wardrobes, wall mounted radiator.

#### **Bedroom Two**

8'5" x 9'10" (2.57 x 3.01)

Built in storage cupboards, double glazed window to rear elevation, wall mounted radiator.

#### **Bedroom Three**

6'0" x 5'8" (1.84m x 1.74m)

Double glazed window to front elevation, wall mounted storage heater.





#### Bathroom

5'9" x 6'9" (1.77m x 2.06m)

Three piece suite comprising panelled bath with overhead electric shower, wash basin, and WC with push button flush. Obscured window to rear elevation, wall mounted radiator, partially tiled walls, airing cupboard offering storage space.

#### Externally

To the front is a driveway offering off road parking for multiple vehicles with a lawned front garden with mature hedges and shrubs. To the side of the home beyond the driveway is gated access to the detached garage and rear garden. To the rear is a tiered garden which is enclosed by fencing and hedges. Enjoying views to both the front and the rear across neighbouring fields and the countryside.

#### Garage

Brick built garage with power and lighting, overhead storage, window to side elevation. Accessed to the front via double wooden doors, opening to the rear of the garage leading into brick built outhouse offering storage.

#### Alsager 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.

#### Council Tax Band

The council tax band for this property is C.

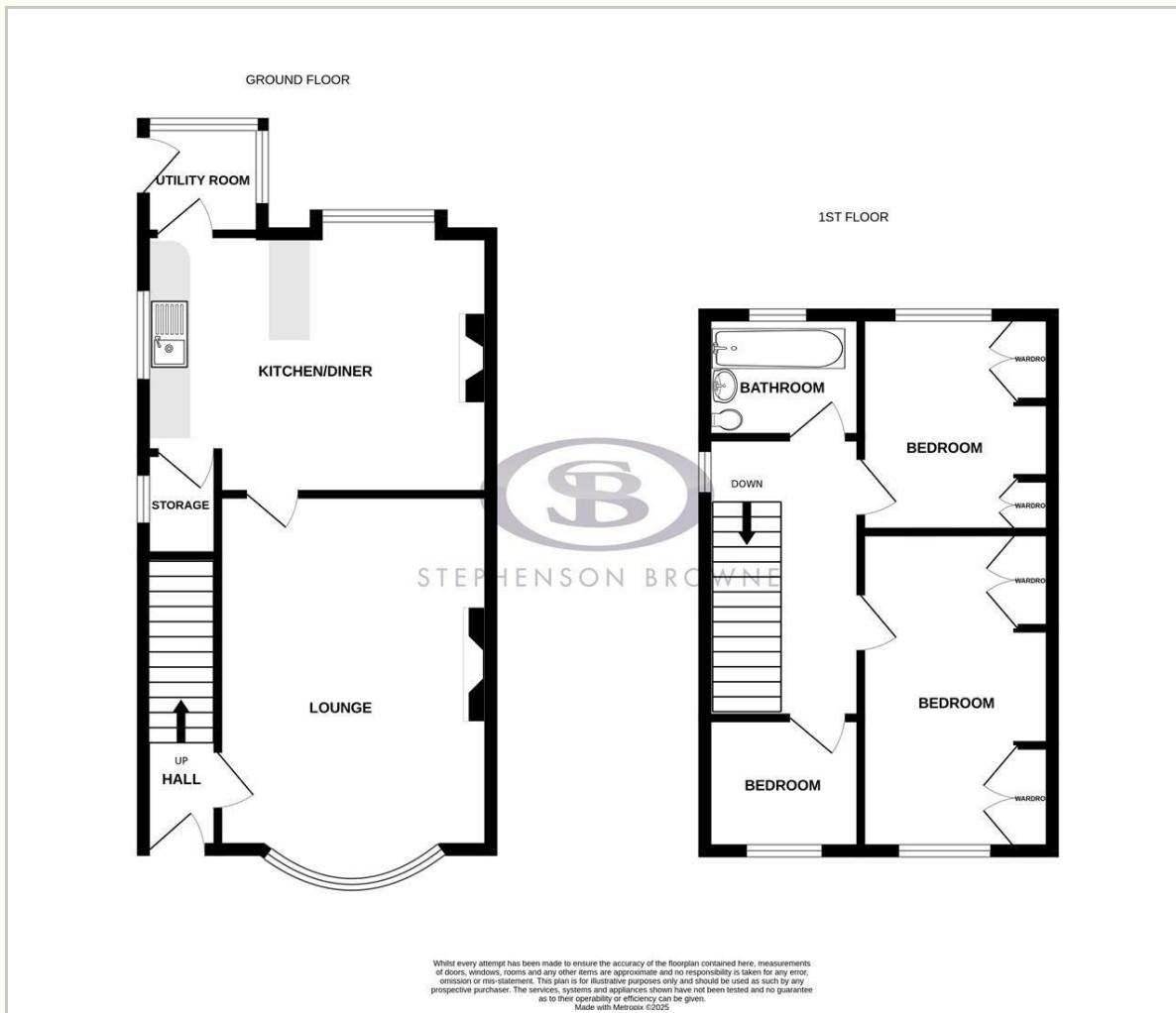
#### NB: Tenure

We have been advised that the property tenure is Freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

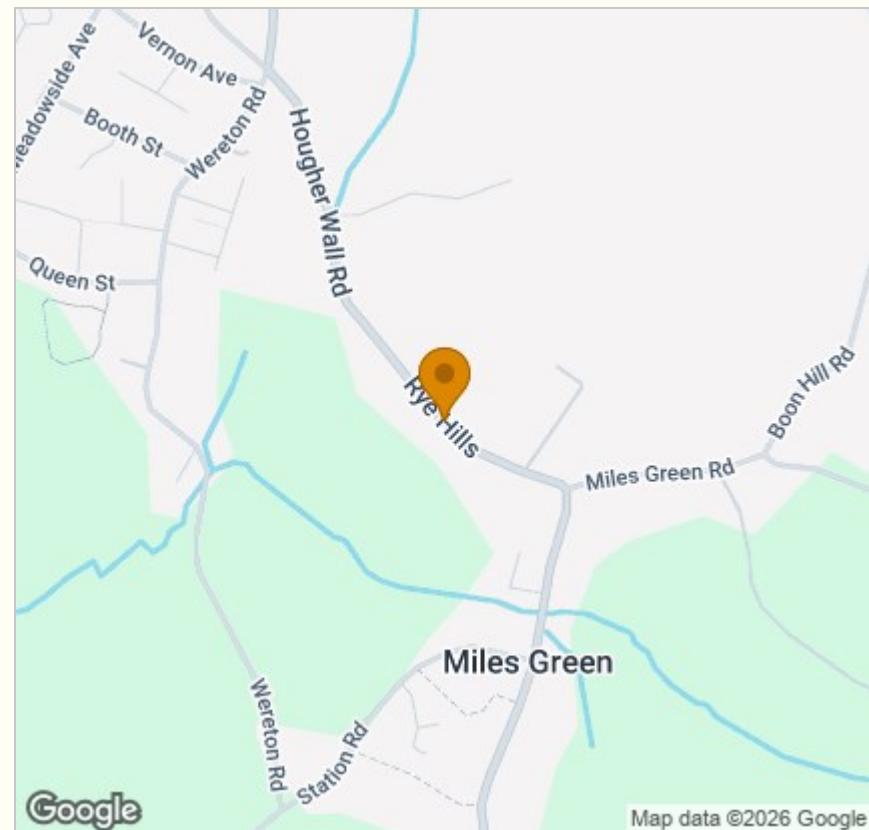
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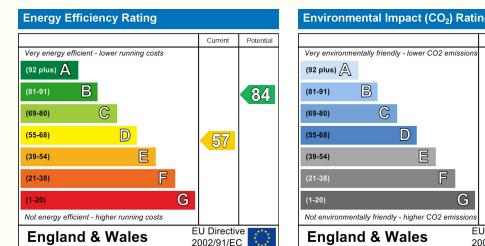
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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