



**34 Alumbrook Avenue**  
Holmes Chapel, Cheshire, CW4 7BX

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# 34 Alumbrook Avenue

Holmes Chapel, Cheshire, CW4 7BX  
Guide Price - £325,000

Sold with no ongoing chain, this spacious three bedroom bungalow is located in a much favoured area of Holmes Chapel and within easy reach of local amenities. The property enjoys ample off road parking, garage and lawned gardens to front and rear.

The accommodation briefly comprises, entrance hall, lounge, separate dining room, kitchen, three bedrooms and a three piece bathroom.

## LOCATION

Holmes Chapel offers a variety of local facilities, including a butcher, a bakery, shopping precinct, health centre, plus a selection of pubs and eateries. The property is located a short distance from the centre of Holmes Chapel and can be reached via a shortcut from the estate. Just 8 miles away, Knutsford provides an extensive range of shopping options, boutique stores, and numerous popular restaurants and bars. For recreation, there is a local leisure centre. The area is also well served by several notable state primary and secondary schools.

For commuters, the property is conveniently located near Junction 18 of the M6, providing access to major commercial centres in the North West and North Wales. Additionally, Manchester International Airport is within easy reach.

## APPROXIMATE DISTANCES

Knutsford – 8.2 miles

Manchester City Centre – 29 miles

Manchester International Airport – 19.8 miles

Liverpool John Lennon Airport – 34.3 miles







### **ACCOMMODATION**

Approached via the driveway to the side entrance.

### **ENTRANCE HALL**

'L' shaped entrance hall with a timber door, loft access, airing cupboard with shallow shelving and a radiator, double doors lead to the lounge.

### **LOUNGE**

Double glazed window to rear looking out onto the garden, radiator, door through to the kitchen.

### **DINING ROOM**

Double glazed window to rear looking out onto the garden, radiator, door through to kitchen.





## KITCHEN

Fitted with a range of wall, base and drawer units, single drainer sink unit with a mixer tap over, integrated electric oven, electric hob and extractor, plumbing for a washing machine, radiator, small storage cupboard, double glazed window and door access to outside.





### **BEDROOM 1**

Double glazed window to front, radiator.

### **BEDROOM 2**

Double glazed window to front, radiator.

### **BEDROOM 3**

Double glazed window to side, radiator.

### **BATHROOM**

Panel bath, electric shower, WC and wash hand basin, part tiled walls, heated towel rail, double glazed window to side.







### **OUTSIDE**

Lawned gardens to front and rear, patio area, driveway parking and a single garage.

### **SERVICES**

Mains, electric, water and drainage.

### **COUNCIL TAX BAND**

D

### **EPC**

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## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

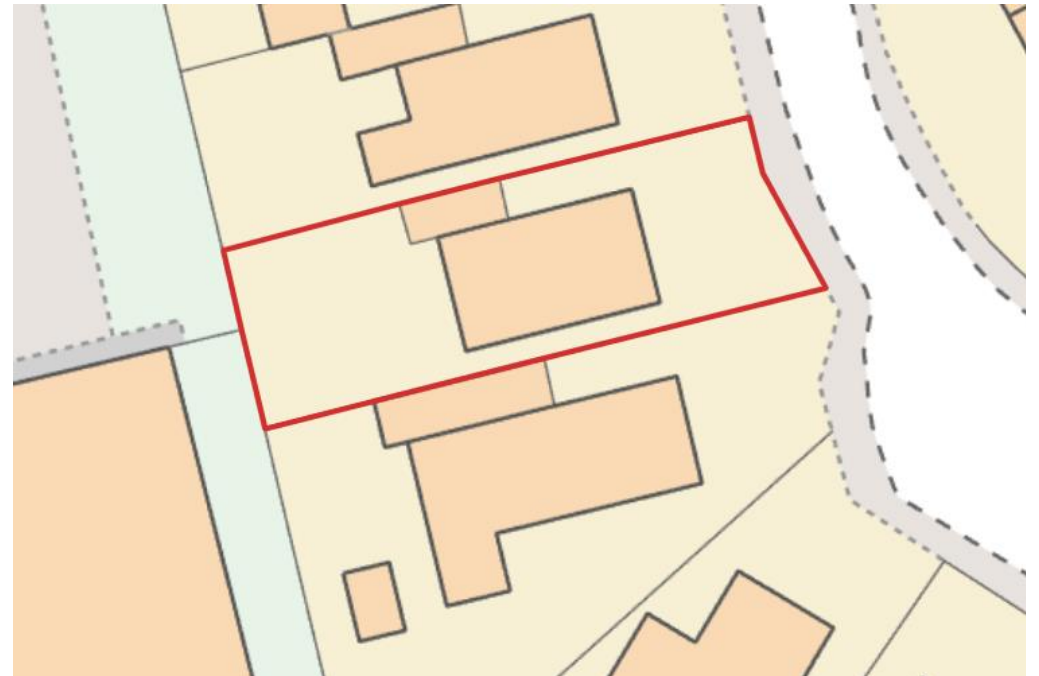
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

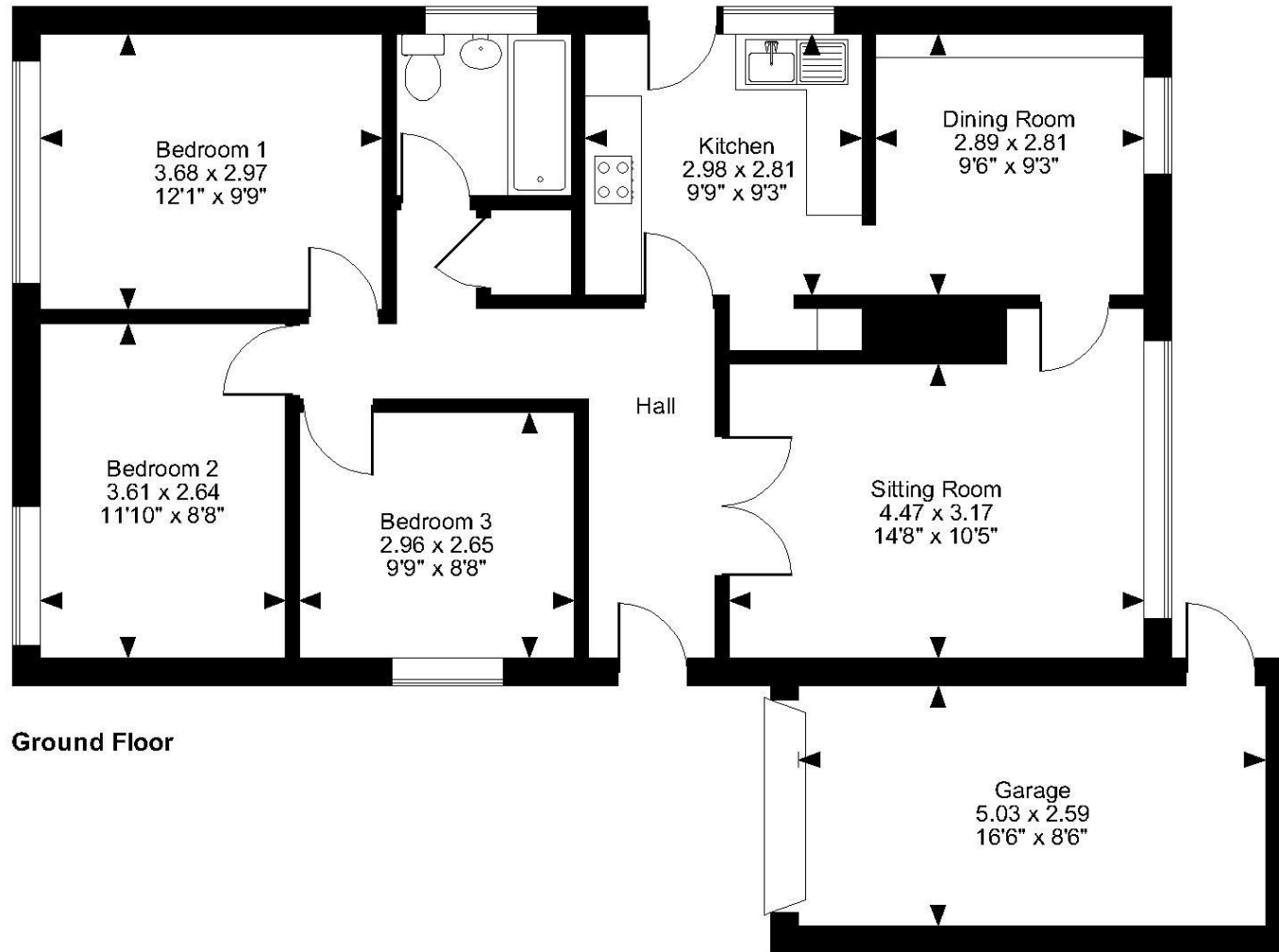
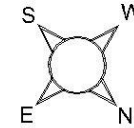
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

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Alumbrook Avenue, Holmes Chapel, Crewe  
Approximate Gross Internal Area  
Main House = 861 Sq Ft/80 Sq M  
Garage = 140 Sq Ft/13 Sq M  
Total = 1001 Sq Ft/93 Sq M



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