

# chris ham riding

lettings & estate agents



## 17 Sycamore Close, Holmes Chapel, CW4 7BT

**Price Guide £289,000**

Welcome to 17 Sycamore Close, a beautifully presented three-bedroom semi-detached home, ideally located at the head of a peaceful cul-de-sac in the heart of Holmes Chapel. This immaculate property offers a perfect blend of comfort, style, and convenience—ideal for first-time buyers, young families, or anyone looking for a home ready to move into.

Set on a generous end plot, the home enjoys a broad frontage with potential to create additional parking. There is a private driveway and a rare brick-built detached garage, providing excellent off-road parking and storage. The rear garden is mature, enjoys a sunny aspect, and offers great privacy—perfect for summer entertaining or relaxing outdoors.

Internally, the home is well laid out and tastefully finished. The accommodation comprises a welcoming entrance hall, bright and spacious lounge, and a rear-facing dining kitchen with views over the garden. Upstairs are three bedrooms and a pleasant family bathroom.

Located just off Eastgate Road, this home is within walking distance of the village centre, train station, and local schools. Holmes Chapel offers a full range of amenities including supermarkets, cafés, shops, restaurants, and sports facilities. Excellent transport links include direct rail services to Manchester and nearby access to the M6 motorway. The surrounding Cheshire countryside offers plenty of walking routes and outdoor activities.

With immaculate presentation, a prime location, and room to grow, this is a fantastic opportunity to secure a wonderful home in one of Cheshire's most desirable villages. Early viewing is highly recommended.

## **Entrance Hall**

**Lounge 13' x 13' narrows to 10' (3.96m x 3.96m  
narrows to 3.05m)**

**Dining Kitchen 16' x 9'11" (4.88m x 3.02m)**

## **Landing**

**Bedroom 1 13' x 9'10" (3.96m x 3.00m)**

**Bedroom 2 10' x 9'11" (3.05m x 3.02m)**

**Bedroom 3 6'11" x 5' max (2.11m x 1.52m max)**

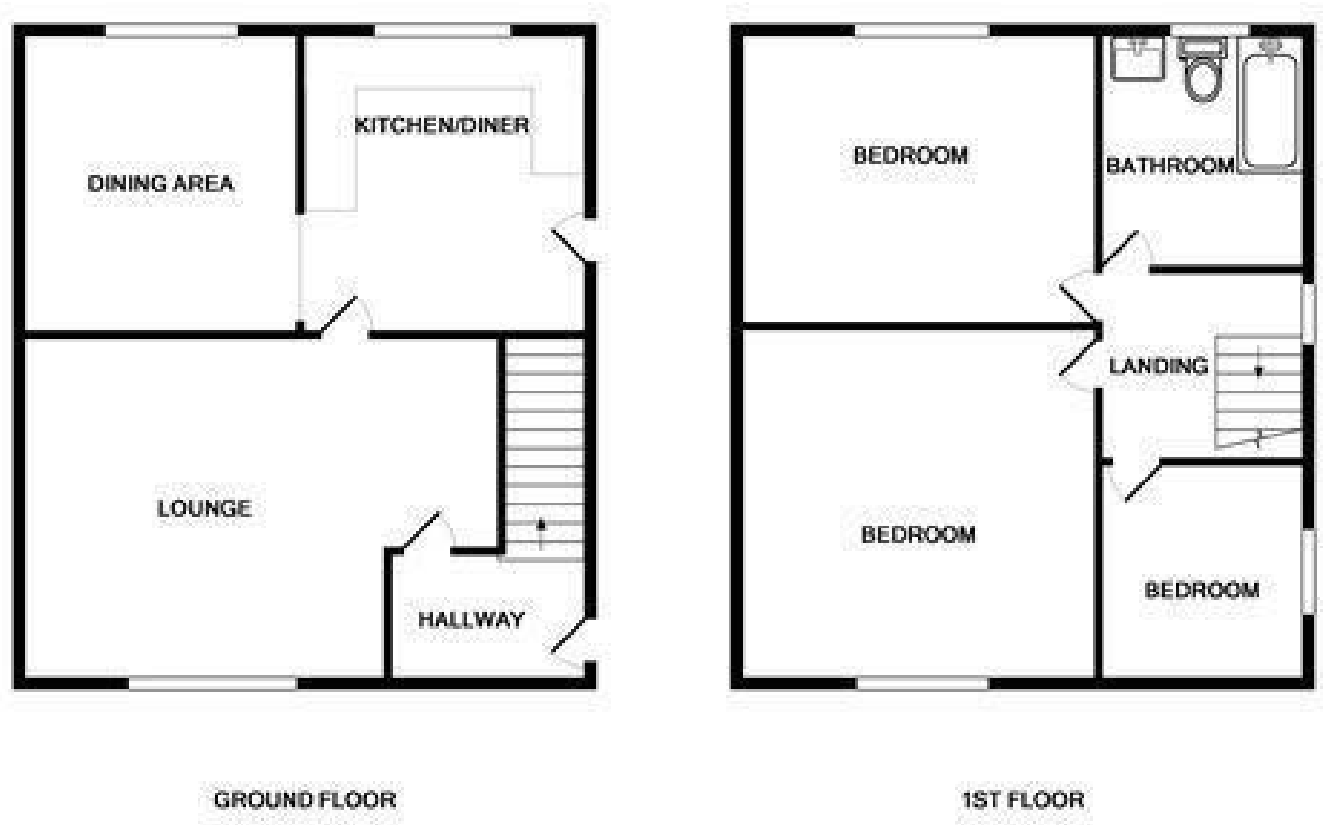
## **Bathroom**

## **Garage**



Floor Plan

72

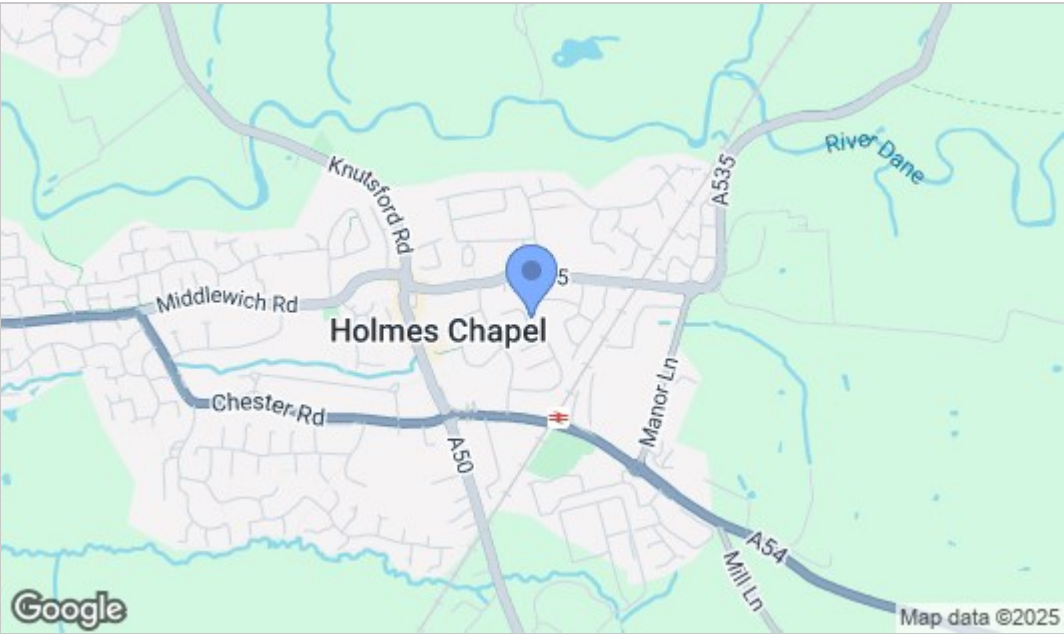


17 SYCAMORE CLOSE, HOLMES CHAPEL

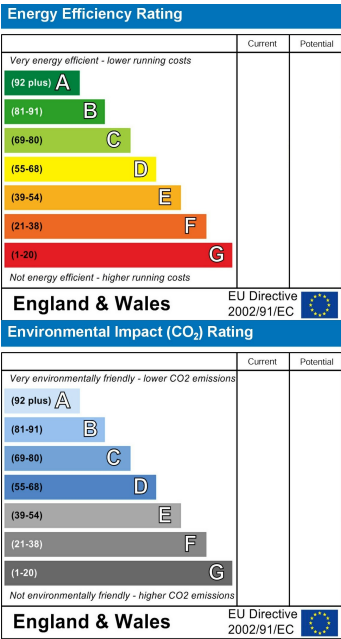
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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