



**GASCOIGNE
HALLMAN**

22 CAPESTHORNE CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£375,000

Within a short walk to the centre of Holmes Chapel - a four bedroom detached house with a generous enclosed garden, two reception rooms, breakfast kitchen and a downstairs wc/utility room.

Capesthorpe Close is a popular location, a cul-de-sac with a mix of detached houses and bungalows.

This particular property has been well looked after by the current owner, however, gives the incoming buyer the ability to put their stamp on their new home.

The property currently comprises of two reception rooms - the living room to the front with its large window, double doors open to the second reception room used as a dining room, with French doors opening to the garden. The kitchen has room for a breakfast table, although may need updating, this allows a new buyer to decide whether they would want to keep the current foot print, or open the kitchen into the dining room. A large pantry cupboard in the kitchen provides plenty of storage space. A rear hallway leads out onto the garden, provides internal access into the garage and also reveals a downstairs wc which has plumbing and space for a washing machine.

To the first floor there are four bedrooms, the main bedroom having a built in wardrobe, while bedroom four has the base of a cabin bed built in, ready for a mattress to go on top. The bathroom is fitted with a three piece suite incorporating a bath with shower over.

The driveway to the front provides off road parking in front of the garage, gated access to the side leads to the rear garden

which is mainly laid to lawn with fence boundaries, to the opposite side, there is ample space for bin storage and currently houses a timber garden shed.

A freehold property in a sought after location, making viewing essential.

DIRECTIONS

CW4 7EN - Capesthorpe Close, Holmes Chapel

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band D

EPC

EPC Rating D

GROUND FLOOR
614 sq ft (57.1 sq m) Approx.



1ST FLOOR
469 sq ft (43.5 sq m) Approx.



TOTAL FLOOR AREA: 1077 sq ft (102.3 sq m) Approx.
Measurements are approximate and do not constitute a guarantee.

HOLMES CHAPEL OFFICE

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**GASCOIGNE
HALMAN**

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