

**GASCOIGNE  
HALLMAN**

5 CROFTERS COURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£270,000

Just a few minutes walk into the centre of Holmes Chapel, a three bedroom mews property with a private rear garden and off road parking.

Crofters Court is just a few minutes walk into the centre of Holmes Chapel and just a short walk to the train station and schools.

This particular property offers ready to walk into accommodation yet with the ability for a buyer to alter to their own taste and specification.

The accommodation is approached via the porchway to the front with a generous storage cupboard, the hallway leads to each of the ground floor rooms - the kitchen being to the front, fitted with a range of white units with space for appliances, while the lounge diner overlooks the rear garden. With sliding doors from the living area, straight onto the garden.

To the first floor there are three bedrooms, bedrooms one and two both with built in wardrobes, while on the landing there is a further storage cupboard.

The bathroom is fitted with a three piece white suite and has a cupboard over the stair recess providing great storage.

A gravel driveway to the front provides off road parking, while residents parking also gives each property a further parking space.

Offered for sale with no upward chain, this freehold property must be viewed to be appreciated.

#### DIRECTIONS

CW4 7EX - Crofters Court, 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 C

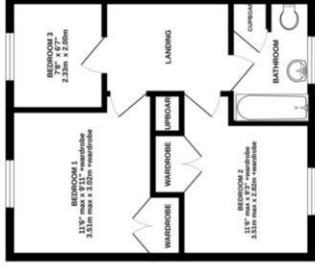
#### EPC

EPC Rating C

GROUND FLOOR  
305 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.4 sq.m.) approx.  
Measurements are approximate and taken from plan only.

#### HOLMES CHAPEL OFFICE

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**GASCOIGNE**  
**HALMAN**

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