



**GASCOIGNE
HALMAN**

25 CONISTON DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £460,000

An 'A' Rated Energy Efficient Home, in a sought after location with a south facing rear garden and solar panels for reduced electricity costs. Four bedrooms, three reception rooms along with a modern and refitted open plan living dining kitchen

Ideally located being just a two minute walk to Holmes Chapel Comprehensive School, this detached family home offers all the space a growing family requires.

Off the welcoming hallway is a very useful home office which would also make an ideal play room/Cinema Room or Snug, while the living room opens up to the extended dining room with a cast iron log burning stove set within a brick fire surround.

The open plan living dining kitchen to the rear has also been extended to create ample space for a dining and seating area, while the kitchen itself has been refitted with modern units and complementing work surfaces. A side hallway gives access to the driveway, a downstairs wc and a utility room. The utility room currently houses the central heating boiler and provides space for appliances if required.

To the first floor there are four generous bedrooms, the main bedroom having built in wardrobes to one wall. A four piece white family bathroom completes the internal accommodation.

Externally, the property offers off road parking for several vehicles at the front and through the double gates. The rear garden is mainly laid to lawn with fence boundaries, two apple trees and two timber storage sheds. The rear garden is south

facing with solar panels to the rear and side benefiting from the south and westerly aspects. The solar array is a 24 panel 8.76kWp system, a high performance solar system, which was only installed approx 2 years ago.

An 'A' rated EPC energy efficient property in a popular location

LOCATION

CW4 7LA - Conston Drive, Holmes Chapel

DIRECTIONS

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

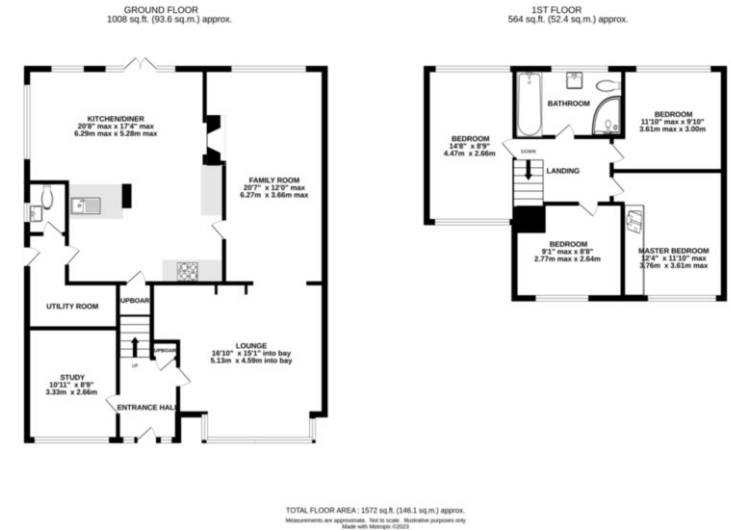
Freehold

LOCAL AUTHORITY

Cheshire East, Council tax band E

EPC RATING

A



HOLMES CHAPEL OFFICE

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**GASCOIGNE
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