



**GASCOIGNE  
HALMAN**

6 BEECH CLOSE, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT



## 6 BEECH CLOSE, HOLMES CHAPEL

**£535,000**

A most stunning detached family home, presented to show home standards throughout, in a highly desirable location with a private rear garden.

Beech Close is a popular location off Elm Drive, within an easy walk to the centre of Holmes Chapel with all its amenities, train station and schools, in particular Hermitage Primary School is just a few minutes away.

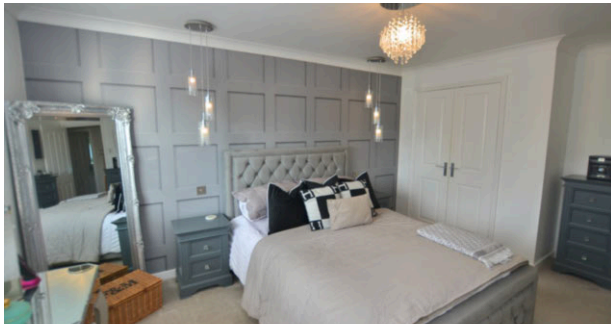
This stunning home is extremely tastefully presented throughout. Having been extended the property offers all the space a growing family needs. Offered for sale with no upward chain this house really is walk in ready.

The welcoming hallway leads to three of the reception spaces - the formal living room with dual aspect, a home office/play room and a dining room.

The heart of the home has to be the open plan living dining kitchen - with a recently refitted modern kitchen with quartz work surfaces, breakfast bar and integrated appliances, dining area with doors opening to the garden along with a beautiful sitting room. A utility room and downstairs wc also complement the downstairs.

The first floor is equally as impressive with four generous bedrooms, fitted wardrobes to three of the bedrooms along with a three piece en-suite shower room to the main bedroom and a refitted three piece modern bathroom.





A driveway to the front provides ample off road parking in front of the double garage, the rear garden is well stocked with a range of mature shrubs and trees offering a great degree of privacy while further storage can be found behind the garage to hide away bins for example.

A stunning freehold property, in a sought after location with no upward chain.

### **DIRECTIONS**

CW4 7QJ - Beech Close, Holmes Chapel

### **LOCATION**

Holmes Chapel village is within a short flat walk and provides an array of individual shops, including a number of quality delicatessens, butchers and bakers. There are a number of public houses and restaurants within reach and for the commuter access to the nearby Northwest motorway network is easily available at Junction 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 and a number of private sporting clubs, golf courses and equestrian centres within a short drive.

### **ENERGY EFFICIENCY RATING**

EPC Rating C

### **TENURE**

Freehold

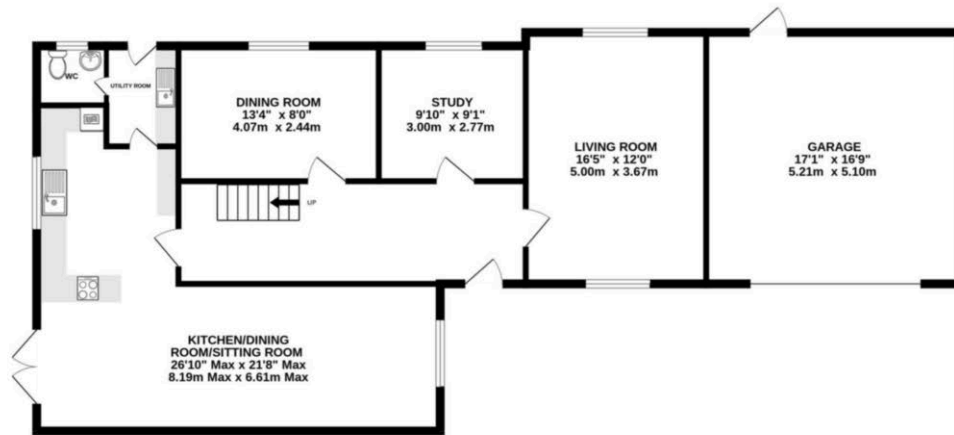
### **LOCAL AUTHORITY**

Cheshire East, council tax band F

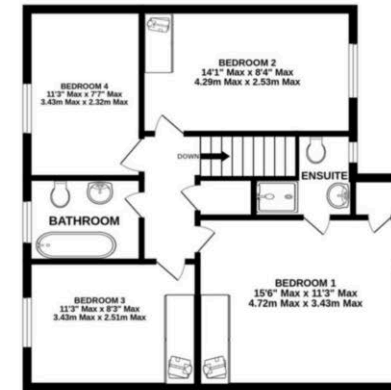
### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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