



**GASCOIGNE
HALMAN**

28 ALUMBROOK AVENUE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £375,000

Absolutely stunning!!! a beautifully renovated two double bedroom detached bungalow in the heart of Holmes Chapel village, with the most impressive open plan living dining kitchen to the rear overlooking the private garden.

Opportunities don't come along very often, enabling a buyer to purchase a completely renovated detached bungalow. The quality and detail are a credit to the current owners who have created the living accommodation at the rear of the property with views over the westerly facing rear garden.

This modern, bright and contemporary style property will certainly not disappoint a buyer wanting ready to walk into, single level accommodation.

Off the entrance hallway, the two double bedrooms are located to the front, the master bedroom fitted with a range of wardrobes to one wall while bedroom two does have a door to the side pathway, ideal for a teenager or guest bedroom. A built in cupboard in bedroom two is currently used as a utility cupboard housing the washing machine.

The family bathroom is fitted with a modern three piece suite with contemporary black fittings.

The heart of this wonderful home has to be the open plan living dining kitchen located to the rear. The living area has a window to the side, opening to the kitchen which is fitted with a range of modern units with a gold back trim matching the work surface, integrated appliances include a fridge freezer, dishwasher, oven and microwave oven. An island unit can provide seating for four breakfast bar stools if required. Off the kitchen, the garden room makes an ideal dining and seating area overlooking the garden.

The garden itself is westerly facing benefitting from the afternoon sunshine, right through to the evening for alfresco dining. Gated access from the garden leads onto the driveway and garage while behind the garage is a timber shed with frosted glass doors which could make an

ideal home office.

A freehold property within a sought after location, ideally situated for access to the centre of Holmes Chapel.

DIRECTIONS

CW4 7BX - Alumbrook Avenue, 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 with a chief rent of £15 per annum

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East, council tax band D

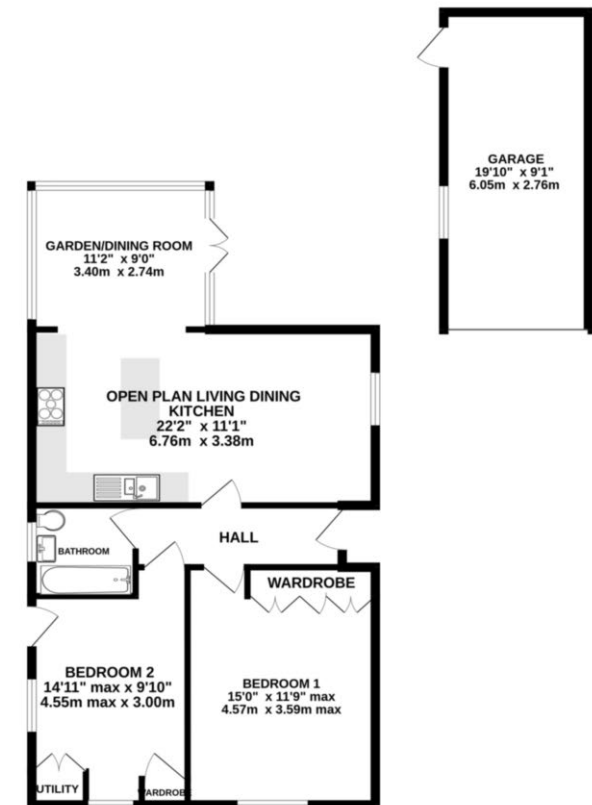
VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating: D

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.