



**GASCOIGNE
HALMAN**

WEST WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £395,000

An absolutely stunning home with the most impressive open plan living dining kitchen across the rear overlooking the private garden.

Having been extended and enhanced by the current owners this immaculate home offers ready to walk into accommodation throughout.

Offering a very modern and contemporary interior with oak internal doors with black handles, wood effect tiled flooring with under floor heating throughout the downstairs along with modern and neutral decor.

The accommodation is approached via the large hallway with staircase to the first floor, under stairs storage and a downstairs wc. The living room to the front, has a continuation of the beautiful tiled flooring, complete with log burning stove for the cosy winter evenings.

An oak door with glass inserts leads to the heart of this home, the most impressive open plan living dining kitchen with Velux roof windows and bi-folding doors to the garden. The kitchen area is fitted with a range of contrasting units, integrated appliances and an island unit with wine cooler. A double cupboard opens to reveal a utility area hiding away the washing machine. The rest of this room offers plenty of space for a large seating and dining area.

The stunning home continues on the ground floor where there are three bedrooms, two double bedrooms and a single/nursery/home office. The main bedroom has a range of wardrobes fitted to one wall while the bathroom is fitted with a four piece white suite which includes a large walk in shower enclosure.

The exterior of this property will also not disappoint. The block paved driveway to the front provides off road parking for several vehicles, while gated access to the side leads onto the rear garden where there is space for a garden shed and wood store. The remainder of the private garden is mainly laid to lawn with fence boundaries and two

patio area.

A freehold property which will not disappoint.

DIRECTIONS

CW4 7DG - West Way, 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

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

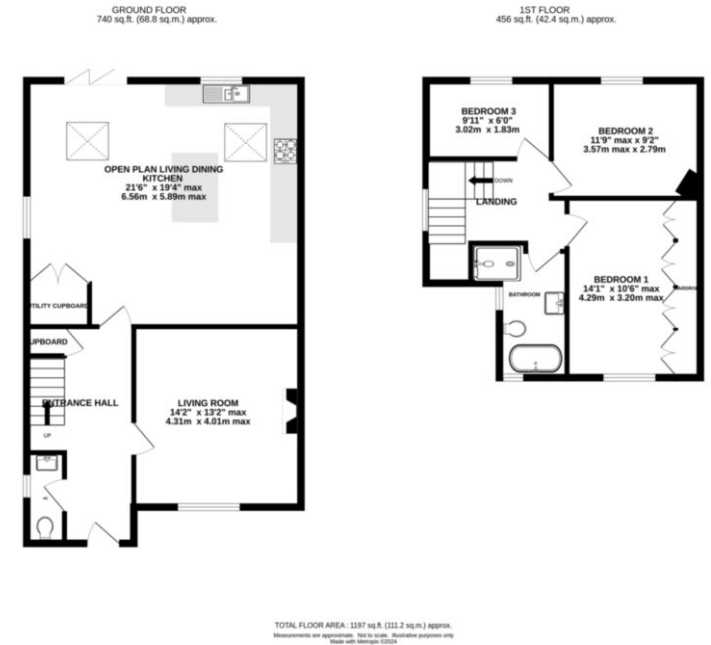
Cheshire East, council tax band C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

C



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**GASCOIGNE
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