



**GASCOIGNE  
HALMAN**

3 JUNIPER AVENUE, SOMERFORD

---

THE AREAS LEADING ESTATE AGENT

| £375,000

Located on this very popular development with a view across the pond to the front, a spacious four bedroom freehold detached home with a generous rear garden, off road parking and a garage.

With neutral decor throughout, this family home is deceptively spacious.

The hallway with staircase to the first floor, leads to the living accommodation along with having an under stairs storage cupboard.

The living room is located to the front while the kitchen diner overlooks the rear garden. The kitchen is fitted with a range of high gloss units with a complementing work surface over, along with an integrated fridge freezer and dishwasher.

French doors from the dining area leads onto the rear garden.

The utility room has space for appliances while the downstairs wc is conveniently located off the utility room, ideal for when children are playing in the garden.

To the first floor there are four generous bedrooms, all four bedrooms have built in wardrobes with mirror sliding doors offering ample storage space. The master bedroom also has the advantage of a three piece en-suite shower room while the family bathroom is also fitted with a three piece white suite.

As already mentioned, the property is not overlooked to the front, the tarmac driveway to the side offers off road parking in front of the garage. Gated access to the side leads onto the rear garden which has been designed to be low maintenance.

With its astro turf, fence boundaries, paved patio area and raised beds

This freehold family home must be viewed to be appreciated.

#### DIRECTIONS

CW12 4ZH - Juniper Avenue, Somerford

#### LOCATION

Somerford is situated between Congleton and Holmes Chapel which provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. Both locations have their 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 in Holmes Chapel provides for most sporting activities. A number of private sporting clubs, golf courses and equestrian centres are within a short drive.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

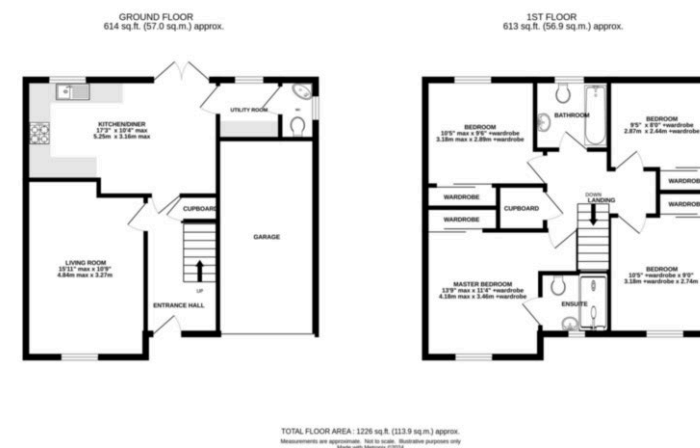
Cheshire East, council tax band E

#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

EPC Rating B



## 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.