



**GASCOIGNE
HALMAN**

11 ALDER WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £375,000

Constructed by Russell Homes, a spacious four bedroom semi-detached home with off road parking for 3 cars, split over three floors.

Tucked away at the head of a cul-de-sac off Aldery Way, a deceptively spacious semi-detached property with modern and neutral decor throughout.

The accommodation is all located off the entrance hall with staircase to first floor, and a downstairs wc. The accommodation comprises of a through living dining kitchen with two sets of French doors opening to the garden. The kitchen area is fitted with a range of modern units along with an integrated fridge freezer and dishwasher, while the living area over looks the garden and has panelling to one wall.

To the first floor there are two double bedrooms along with the family bathroom. Bedroom four is currently being used as a utility room, however, could easily be converted back to the 4th bedroom or office, if desired.

To the second floor, the master bedroom suite is located, a large main bedroom and a separate three piece shower room.

The driveway to the front provides off road parking for three vehicles, gated access to the side leads to the rear garden which is mainly laid to lawn with fence boundaries. A blank canvass for a new buyer to landscape the garden to their own requirements.

A freehold property in a very popular location.

DIRECTIONS

CW4 8AD - Alder 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

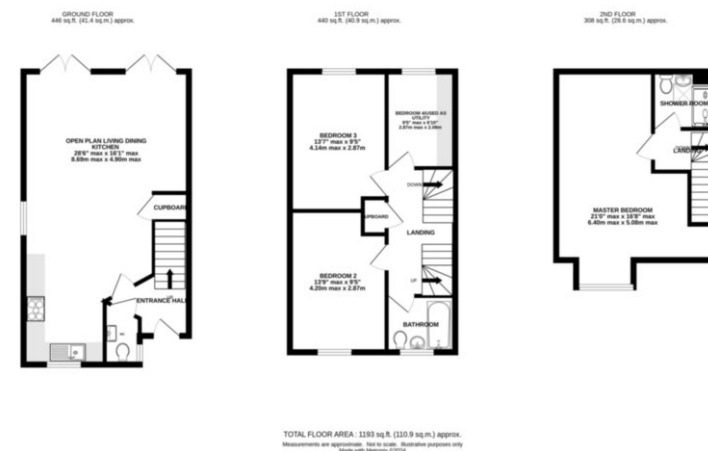
Cheshire East, Council tax band D

ENERGY PERFORMANCE RATING

EPC Rating: B

VIEWING

Viewing strictly by appointment through the Agents.



HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
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