



**GASCOIGNE  
HALMAN**

7 MALLAIG CLOSE, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT



## 7 MALLAIG CLOSE, HOLMES CHAPEL

### Offers in excess of £500,000

Set in a generous south facing private plot, a freehold detached family home with a large open plan living dining kitchen, four bedrooms, two bathrooms (one en-suite) and a detached double garage along with ample parking.

Mallaig Close is a popular small cul-de-sac located towards the top end of Portree Drive.

This particular property is positioned at the head of the cul-de-sac in a very generous plot, with views over Cheshire countryside to the rear as well as enjoying a southerly aspect.

The large welcoming hallway, with staircase to the first floor and downstairs wc, opens to living accommodation. The living room to one side with a most impressive brick inglenook with log burning stove - a true feature of this large dual aspect room.

The living dining kitchen has doors onto the rear garden, this large open plan room is in excess of 23 ft in length - the kitchen is fitted with a range of modern high gloss units with granite work surfaces and a central island unit providing seating for around 4-5 breakfast stools.

The family area overlooks the garden.

The utility room, with its door to the side giving easy access to the garden, driveway and garage, has units to mirror the kitchen.

To the first floor there are four bedrooms, the main bedroom with built in wardrobes along with a three piece en-suite shower room. The main family bathroom is also fitted with a three piece suite.

Its the grounds of this property which are quite unique. The block paved driveway to the front provides parking for around 6 vehicles, plus the double garage which could easily be converted to a home office or gym if required. Gated access to the side leads onto the rear garden which is mainly laid to lawn with fence and hedge boundaries, all overlooking the Cheshire countryside.

A fabulous spacious home which must be viewed



## **DIRECTIONS**

CW4 7HE - Mallaig Close, 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

## **LOCAL AUTHORITY**

Cheshire East, council tax band E

## **ENERGY PERFORMANCE RATING**

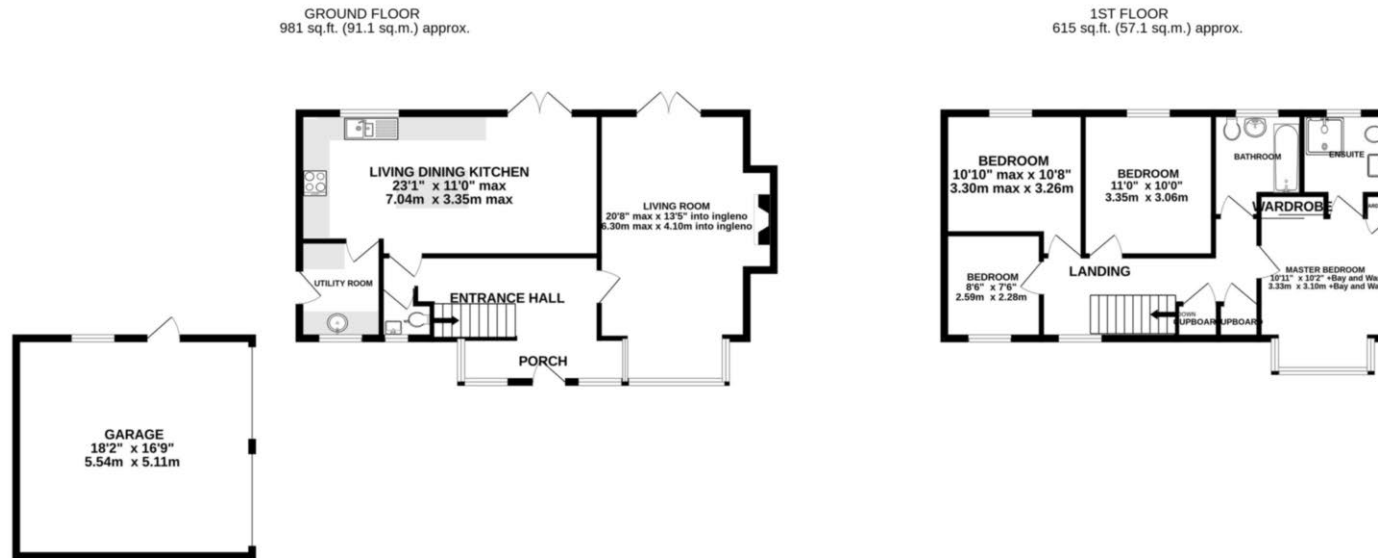
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## **SERVICES (NOT TESTED)**

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

## **VIEWING**

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1596 sq.ft. (148.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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