



**GASCOIGNE
HALMAN**

6 SOUTHLANDS, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



6 SOUTHLANDS, HOLMES CHAPEL

£790,000

In arguably the most desirable location in Holmes Chapel - a five bedroom, three bathroom (two en-suite) detached family home set within a generous private plot with ample off road parking and a detached double garage.

Southlands is a very popular and sought after location in the heart of Holmes Chapel village, a cul-de-sac with just a select number of executive detached dwellings, all within generous plots.

This particular property would not disappoint, tucked away at the head of the cul-de-sac, this wonderful home offers all the space a growing family desires, with the location to match.

Off the large welcoming hallway with oak and glass balustrade to the first floor, the ground floor consists of a large living room with feature fireplace, sliding doors and a full height picture window overlooking the rear garden, double doors open to the dining room which in turn has an archway to the home office/study - which would also make an ideal play room or snug if required.

The kitchen diner is fitted with a range of modern units with pale blue high gloss doors, along with a central island housing which then forms the dining table. Off the kitchen diner is a very useful breakfast/TV room which also has doors to the garden.

Forming part of an extension, the utility room has been cleverly designed to provide an immense amount of storage, space for appliances and access to the driveway, garage and rear garden.

To the first floor there are five bedroom - two of which could be used as the master bedroom - both offer built in wardrobes and an en-suite bathroom, while the remaining three bedrooms all have built in wardrobes. The main bathroom is in good condition with an old design.

The grounds are equally as impressive, the block paved driveway to the front provides ample off road parking in front of the detached double garage with electric door. The rear garden has a range of mature shrubs offering a great degree of privacy, while the remainder of the garden is laid to lawn with an abundance of plants to offer an array of colour throughout the year.



DIRECTIONS

CW4 7EU - Southlands, 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

ENERGY PERFORMANCE RATING

EPC rating D

SERVICES (NOT TESTED)

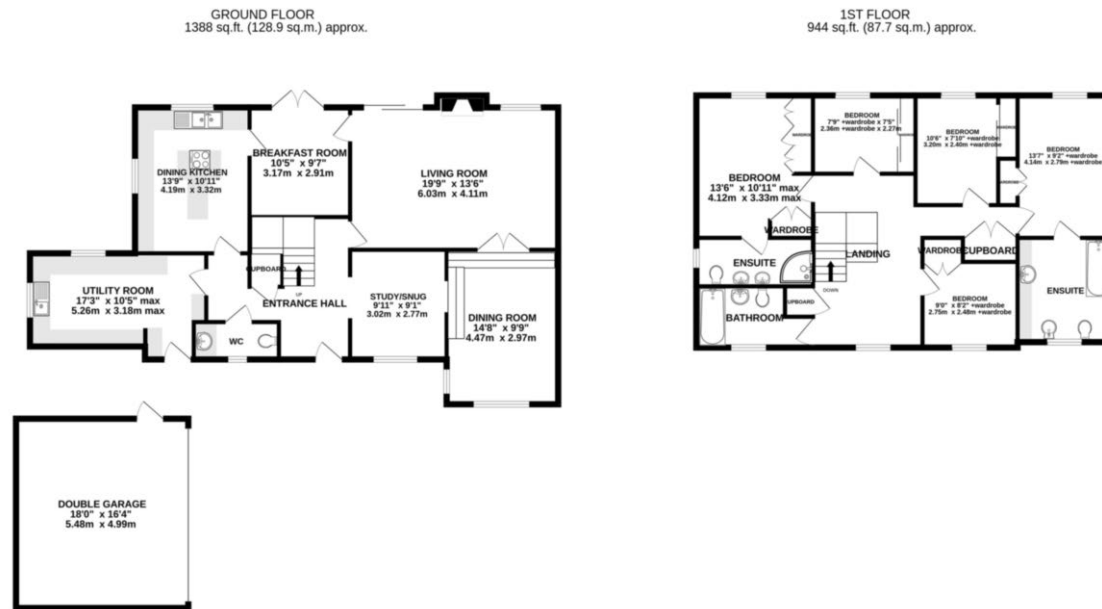
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, Council tax band G

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 2332 sq.ft. (216.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**