



**GASCOIGNE
HALMAN**

25 STATION ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £340,000

A deceptively spacious and tastefully presented three bedroom semi-detached home set back off Station Road, with ample parking, garage and delightful private rear garden

Set back off Station Road on a service road accessing just four properties, this well maintained and tastefully presented semi-detached home is conveniently positioned being within just a short walk of the station, Holmes Chapel Centre with all its amenities and schools.

Off the welcoming hallway, the living room overlooking the front garden, opens to the kitchen diner. The kitchen is fitted with a range of cream modern units, off the dining area is a sun room/snug, a lovely space for a sofa or chairs to look out onto the garden.

A rear hallway off the kitchen provides access to the driveway at the front and the rear garden, gives internal access to the garage and the downstairs wc.

To the first floor there are three bedrooms, bedroom two having a built in cupboard and wardrobe, while bedroom three has a cupboard over the stair recess.

The bathroom is fitted with a modern white three piece suite.

As mentioned, the property is set back off Station Road, fronted by a deep grass verge and hedge boundary, the driveway then provides off road parking for a number of vehicles in front of the garage. The rear garden is mainly laid to lawn with a decking area, gravel patio and fence boundaries along with a timber shed conveniently positioned in the corner.

Backing onto bungalows, the rear garden is extremely private.

A freehold property in a very popular location.

DIRECTIONS

CW4 7AY - Station Road, 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

EPC rating D

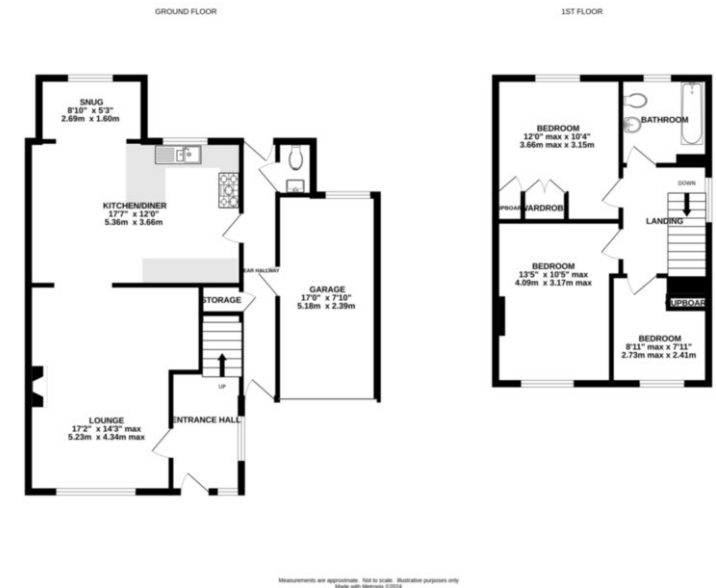
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