



**GASCOIGNE
HALMAN**

25 BLUEBELL ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £410,000

Beautifully presented throughout and located on the highly regarded Bluebell Green Development constructed by Bloor Homes. A three storey, four double bedroom, two bathroom semi-detached property with parking, garage and enclosed garden.

This immaculately presented home offers ready to walk into, tastefully presented accommodation throughout.

The welcoming entrance hall has a downstairs wc, turning staircase to the first floor with under stairs storage, along with double doors to a utility cupboard, which has plumbing for the washing machine and laundry storage.

The hallway opens to the living room one side, the kitchen diner on the opposite. The living room has a large bay window overlooking the front of the development, while the kitchen diner is fitted with a range of modern units, integrated fridge freezer and dishwasher along with ample space for a table, the kitchen opens to a garden room which has doors to the garden providing space for a seating area if required.

Over the next two floors there are the four double bedrooms and two bathrooms, one of which is accessed via the master bedroom. The master bedroom also has built in wardrobes. The main bathroom is fitted with a four piece white suite while the shower room on the second floor is fitted with a three piece suite.

The garden is low maintenance with a paved patio area, astro turf, fence and walled boundaries all offering a great degree of privacy with a westerly aspect. A gate from the garden leads to the garage and parking area where there are two allocated parking spaces.

A freehold property which must be viewed.

DIRECTIONS

CW4 7FX - Bluebell 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 E

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating B

HOLMES CHAPEL OFFICE

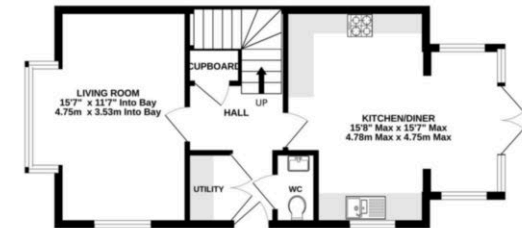
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holmeschapel@gascoignehalman.co.uk

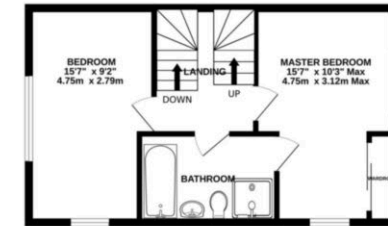
14 The Square, Holmes Chapel, CW4 7AB

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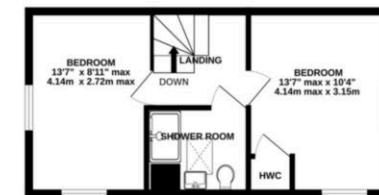
GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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