



**GASCOIGNE  
HALMAN**

24 VIOLET WAY, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT

| £425,000

Located on the highly desirable Bluebell Green development, a four bedroom detached home with two bathrooms (one being en-suite to the master bedroom) off road parking and a detached garage

Bluebell Green is a highly regarded development on the edge of Holmes Chapel, constructed by Bloor Homes.

This particular freehold detached home offers ready to walk into accommodation.

The welcoming entrance hall with the turning staircase to the first floor and downstairs wc, also has a great storage cupboard. The living room has a window to the front while the kitchen diner overlooks the rear garden and accesses the garden through the French doors. The kitchen is fitted with a range of modern units along with an integrated fridge freezer and dishwasher. Off the kitchen is a very useful utility area with space for appliances.

To the first floor there are four bedrooms, the main bedroom having built in wardrobes with mirror sliding doors and an en-suite shower room. The family bathroom is fitted with a three piece white suite.

A driveway leads down the side of the house providing ample off road parking in front of the detached garage. Gated access from the drive leads to the rear garden which has been landscaped with a wooden pergola, paved patio, raised edging and conveniently positioned lighting. All benefitting from a south westerly aspect.

#### DIRECTIONS

CW4 7FY- Violet 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

#### LOCAL AUTHORITY

Cheshire East, Council tax band E

#### ENERGY PERFORMANCE RATING

EPC Rating: B

#### 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: 1096 sq.ft. (101.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### HOLMES CHAPEL OFFICE

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