



**GASCOIGNE
HALMAN**

32 MARDALE COURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



32 MARDALE COURT, HOLMES CHAPEL

£575,000

With the most impressive open plan living dining kitchen to the rear with doors appreciating the view over the garden and fields beyond. Four bedrooms, two reception rooms along with a large utility room. Set in a huge corner plot with gardens to the side and rear, this fabulous detached family home has been extended to the rear to make the most of the views behind.

The property has also been extended to the front to create a larger living room off the welcoming hallway, while to the opposite side of the hallway there is a second reception room creating an ideal home office or play room.

The heart of this home has to be the open plan living dining kitchen to the rear. The kitchen area is fitted with a range of units with a large island unit with breakfast bar, leaving ample space for a seating and sitting area. The large sliding doors take in the views over the garden and beyond. The extension has also created a large utility area which is over 20ft in length, off which, there is a new downstairs wc.

To the first floor there are four bedrooms, along with a three piece shower room.

The block paving to the front provides ample off road parking while gated access provides further parking leading to the detached garage.

The rear garden is of particular note, being L shape, wrapping across the rear and down the side, with a large paved patio area, low level fencing to appreciate the view to the rear along with the evening sunshine having a Westerly facing garden

A fabulous freehold property in a sought after location being within walking distance to Holmes Chapel Comprehensive School



DIRECTIONS

CW4 7JP - Mardale Court, 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.

ENERGY PERFORMANCE RATING

EPC Rating: C

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band E

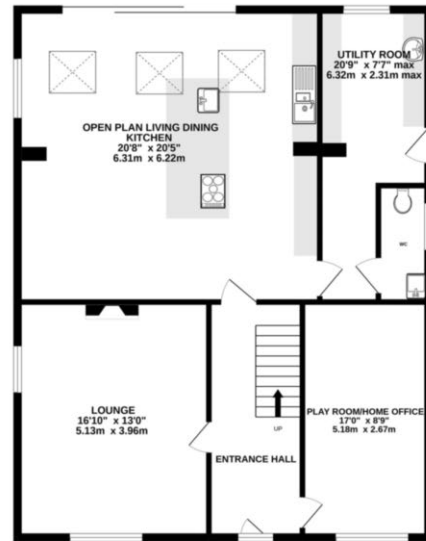
VIEWING

Viewing strictly by appointment through the Agents.

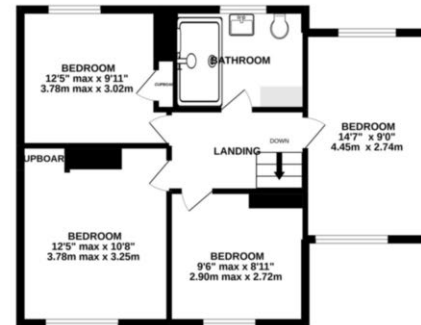
SERVICES (NOT TESTED)

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

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022

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**