



**GASCOIGNE
HALMAN**

18 ALDER WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



18 ALDER WAY, HOLMES CHAPEL

550,000.00

Situated on arguably one of the best plots on this development, enhanced by the current owners, parking for at least 6 vehicles, and having a landscaped private rear garden

Salterford Gardens is a popular development in itself, constructed by Russell Homes, this stunning family home is beautifully and tastefully presented throughout.

Having been enhanced by the current owners both internally and externally, this spacious residence offers all the space any growing family needs.

Off the welcoming reception hallway with its wide staircase to the first floor and tiled flooring, the double fronted property has a reception room either side - a snug to the right which would also make an ideal home office or play room, while the living room has a large bay window overlooking the green to the front. Across the rear of the property is a large open plan living dining kitchen which is over 27 ft in length. The kitchen has been refitted to our vendors high specifications, with quartz work surfaces and high end appliances which include a Bosch double oven, gas hob and space for a large American style fridge freezer. The utility room has access to the side, along with access to the downstairs wc.

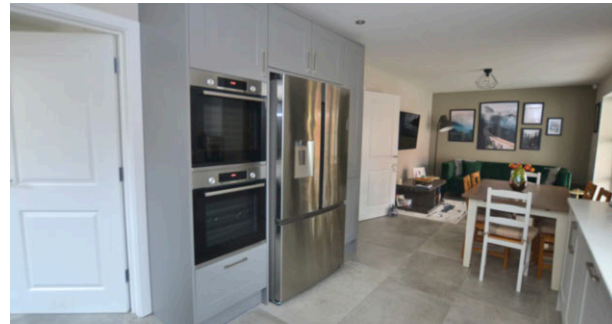
To the first floor there are four generous bedrooms along with two bathrooms, one being en-suite to the master bedroom.

Externally, as mentioned, this is quite a unique plot. Overlooking the green to the front, the tarmac driveway sweeps across the front of the house to the detached garage providing off road parking for several vehicles. A gate to the side leads onto the landscaped rear garden with two porcelain paved patio areas, one of which is extremely concealed with a tiled fire pit and raised borders.

Double doors from the open plan kitchen diner, lead to a wooden pergola with power points for electric heaters. Ideal for summer nights alfresco dining.

A stunning freehold detached home which is immaculate throughout.





DIRECTIONS

CW4 8AD - Alder 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

SERVICES (NOT TESTED)

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

ENERGY PERFORMANCE RATING

EPC rating B

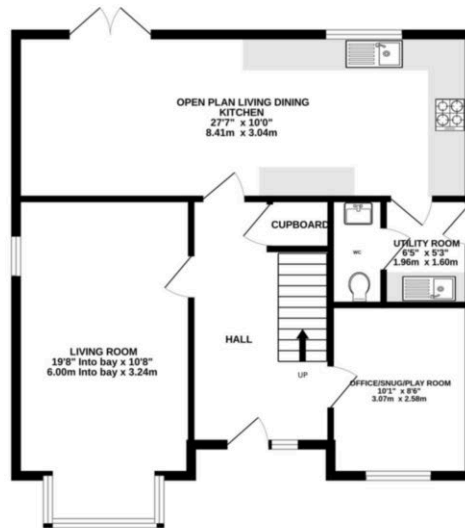
LOCAL AUTHORITY

Cheshire East, council tax band E

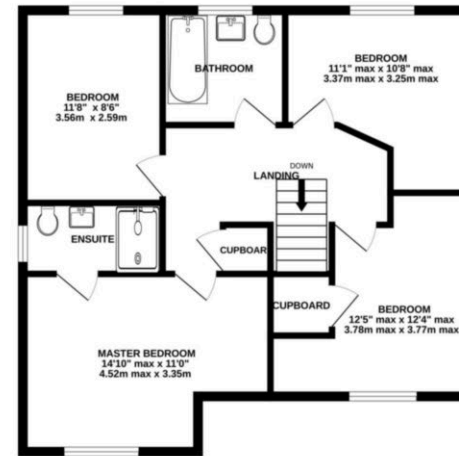
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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