



**GASCOIGNE  
HALMAN**

1 ST. LUKES CLOSE, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT

| 375,000.00

With a south facing rear garden and cul-de-sac location, a four bedroom detached home with two reception rooms, breakfast kitchen, downstairs wc, garage with electric door and parking.

Ideally located within just a short walk to the centre of Holmes Chapel, a detached family home with the ability for a buyer to put their own stamp on if required.

Off the entrance hall, with its useful downstairs wc, are two reception rooms - the living room to the front while an archway opens to the dining room with its French doors leading to the garden. The breakfast kitchen has views over the garden and is fitted with a range of modern cream units and space for appliances, with a door leading to the side.

To the first floor there are four generous bedrooms, a bathroom fitted with a two piece suite comprising of a bath and sink unit while the wc is separate.

Externally the driveway provides off road parking in front of the garage with its electric door, a gate to the side leads to a covered pathway, ideal for dry storage of bins and washing on a rainy summers day. The rest of the garden is mainly laid to lawn with its fence boundaries along with an abundance of mature shrubs and plants offering an array of colour throughout the year with its southerly aspect.

#### DIRECTIONS

St Lukes Close- CW4 7BS

#### 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

We are advised that the property is freehold, subject to confirmation with the vendors

#### 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 D

#### LOCAL AUTHORITY

Cheshire East Band D

#### VIEWING

Viewing strictly by appointment through the Agents.

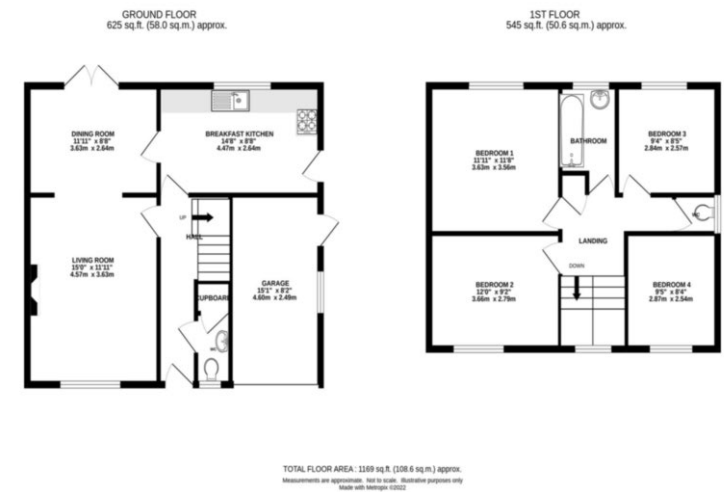
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