



**GASCOIGNE  
HALMAN**

8 HOLLYCROFT, BRERETON HEATH

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THE AREAS LEADING ESTATE AGENT





## 8 HOLLYCROFT, BRERETON HEATH

**£550,000**

An immaculately presented and well maintained family home in a highly desirable location on the edge of Brereton Heath Nature reserve. With three reception rooms, garden room and five generous bedrooms.

Hollycroft is a very popular location, just off Brereton Heath Lane which is a short distance to Brereton Heath Nature Reserve.

This particular property positioned at the head of a cul-de-sac, has been well looked after over the years.

The spacious family home has beautiful herringbone flooring flowing through the hallway, dining room, living room and into the garden room. The three reception areas offer flexible and versatile accommodation, currently being used as a formal dining room, a sitting room, while the living room with its log burning stove, opens to a fabulous garden room overlooking the rear.

The kitchen diner has been enhanced with a new work top and integrated appliances which include a double Miele oven, while the utility room offers space for appliances. The downstairs wc is also generous in size and has a separate cloaks cupboard within.

To the first floor, natural light shines onto the landing via a sun tube, while all five bedrooms are positioned off the landing. Bedroom five is fully fitted out as a home office, while the master bedroom and bedroom two have built in wardrobes. The main family bathroom is fitted with a four piece white suite while the en-suite to the master bedroom is fitted with a modern three piece suite incorporating a walk in double shower.

The grounds are equally as well maintained, a block paved driveway to the front provides ample off road parking in front of the garage, while the lawned garden extends to the back of the garage where there is a concealed log store. Gated access leads to the rear garden which has the most stunning well stocked garden, which offers an abundance of colour throughout the year.

A popular freehold development and a property which must be viewed.



## **DIRECTIONS**

CW12 4SH - Hollycroft, Off Brereton Heath Lane, Brereton Heath

## **LOCATION**

Brereton is situated just outside of Holmes Chapel which provides an array of individual shops, including a delicatessen, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 or 17 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: D

## **TENURE**

Freehold

## **SERVICES (NOT TESTED)**

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

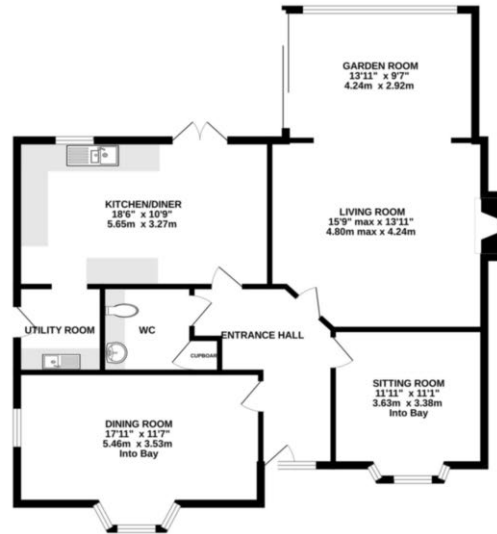
## **LOCAL AUTHORITY**

Cheshire East Council Tax Band F

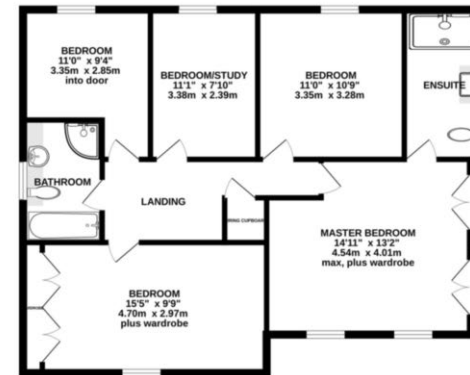
## **VIEWING**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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