



**GASCOIGNE  
HALMAN**

31 HAWTHORN VILLAS, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT

| £450,000

Located on the very popular Hawthorn Villas development, right in the heart of Holmes Chapel, a well maintained and tastefully presented detached home with a delightful south facing rear garden

Hawthorn Villas is sought after development being a cul-de-sac within a very short walk to the centre of Holmes Chapel.

This particular property has been enhanced over the years to showcase ready to walk into accommodation with a refitted solid wood kitchen, granite worksurfaces, orangery overlooking the garden and a new downstairs wc, en-suite and bathroom all from Cheshire Rose Interiors Ltd.

The property has also been enhanced with oak internal doors throughout, giving a more traditional feel.

The heart of this home though, has got to be the open plan kitchen diner which then leads to an orangery overlooking the garden. The orangery has the benefit of underfloor heating, while the kitchen, as mentioned, is fitted with a range of solid wood units, granite work surfaces, breakfast bar and display cabinet. Off the kitchen is a very useful utility room which currently houses an American style fridge freezer and space for a washing machine.

To the first floor there are four bedrooms, the master bedroom, bedrooms two and four all have built in wardrobes. The master also has the added advantage of a 3 piece en-suite shower room.

Bedroom four is currently fitted out and is being used, as a dressing room.

A block paved driveway to the front provides off road parking in front of the garage, while the rear garden has been landscaped with an Indian stone paved patio area, astro turf lawn, fence boundaries and an abundance of shrubs for colour throughout the year. The front garden also has the advantage of low maintenance astro turf and a selection of shrubs.

A freehold property which must be viewed.

#### DIRECTIONS

CW4 7AR - Hawthorn Villas

#### 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.

#### LOCAL AUTHORITY

Cheshire East council tax band E

#### ENERGY PERFORMANCE RATING

EPC Rating: E

#### VIEWING

Viewing strictly by appointment through the Agents.



## HOLMES CHAPEL OFFICE

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**GASCOIGNE  
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