



**GASCOIGNE
HALMAN**

3 SADLERS CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £375,000

A much improved and extended three bedroom semi-detached home with a generous garden, ample parking, garage and workshop along with a downstairs wc and en-suite shower room.

Sadlers Close is an ideal convenient location just a very short walk into the centre of Holmes Chapel with all its amenities.

This substantial home has been extended by the current owners which, not only does it create an attractive frontage, it also offers spacious living accommodation with the inclusion of a downstairs wc off the extended hallway, and a larger second reception room.

Having been well cared for, the property comprises of the downstairs wc as mentioned, off the welcoming hallway, a living room with doors opening to the garden, while the dining room/family room has been extended to the front. Behind this reception room is the white kitchen, which could easily be opened to the dining room for that open plan feel if required.

To the first floor there are three bedrooms, the main bedroom has a range of built in furniture and has been reduced in size slightly to create a very useful en-suite shower room.

Its the grounds though, that are quite unique. A driveway to the side provides ample off road parking, at the rear of the property is a large garage which is over 15ft wide, which is currently being used as a workshop, this could be converted into a home office if desired. Next to the garage is a covered car port which provides great storage space. The remainder of the garden has a block paved driveway leading to the garage, paved patio, lawned area and fence boundaries, all with a southerly aspect.

A freehold spacious home within an ideal location.

DIRECTIONS

CW4 7EG - Sadlers Close, 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.

LOCAL AUTHORITY

Cheshire East, Council tax band C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

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HOLMES CHAPEL OFFICE

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**GASCOIGNE
HALMAN**

GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA - 1268 sq.ft. (117.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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