



**GASCOIGNE
HALMAN**

16 PORTREE DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



16 PORTTREE DRIVE, HOLMES CHAPEL

£520,000

Located just a short walk to Holmes Chapel Comprehensive School, a four bedroom, two bathroom (one being en-suite) detached family home with an open plan kitchen diner, garden room, garage and workshop along with a generous south facing private garden.

Portree Drive is a very popular location, being just a short walk to the centre of Holmes Chapel with all its amenities and also close to the Comprehensive school.

This particular property has had a number of enhancements over the years including a new bathroom and en-suite shower room.

In summary the property comprises of a downstairs wc off the welcoming hallway and a living room overlooking the front garden. To the rear, there is an open plan kitchen diner, the kitchen is fitted with a range of solid units with space for appliances, while the dining area opens to the garden room, an ideal sitting area overlooking the private rear garden. Off the kitchen is a very useful utility and pantry with access to the side pathway.

To the first floor there are four bedrooms, the master bedroom with built in wardrobes and a modern three piece en-suite while the bathroom is also fitted with a modern three piece suite.

Off the garden room to the ground floor, internal access is available to the workshop. Initially the property benefitted from a long tandem garage, this has now been separated into a single garage and a workshop, ideal to create into a home office, gym or even extend the garden room into this space if required.

The driveway to the front provides off road parking.

Of particular note is the large rear garden, which offers a great degree of privacy. Mainly laid to lawn with fence boundaries and an abundance of mature shrubs to offer an array of colour throughout the year, with the show piece being a Willow tree to the bottom end of the garden.

A freehold property in a sought after location



DIRECTIONS

CW4 7JB- Portree Drive, 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

LOCAL AUTHORITY

Cheshire East band F

ENERGY PERFORMANCE RATING

EPC Rating: E

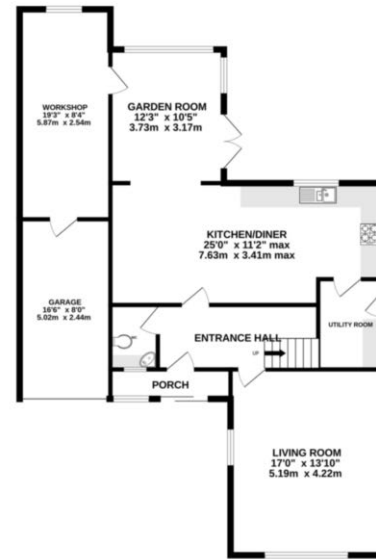
SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1787 sq.ft. (166.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Blueprints 12/23

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