



**GASCOIGNE
HALMAN**

37 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £495,000

Constructed by Bloor Homes, a Freehold detached family home with five generous bedrooms, three bathrooms (two ensuite) and a large open plan living dining kitchen which is in excess of 29ft in length.

This spacious detached family home is in an ideal location being just a short walk to the train station and a 10 minute walk to Holmes Chapel centre with all its amenities.

Constructed around 10 years ago by Bloor Homes, this family home offers a living room to the front, internal access to the garage, downstairs wc and a storage cupboard. The heart of the home has to be the open plan living dining kitchen overlooking the rear garden. The kitchen is fitted with a range of modern gloss cream units with integrated appliances, while the remainder of this room offers ample space for a dining table and seating area with French doors opening to the garden.

Off the kitchen is a very useful utility room with space for two appliances.

To the first floor there are five generous bedrooms, two of which are master bedrooms with built in wardrobes and ensuite shower rooms. The remaining three bedrooms are then serviced by the four piece bathroom.

A driveway to the front provides off road parking in front of the garage, gated access to the side leads to the rear garden which is mainly laid to lawn with fence boundaries and a westerly aspect appreciating the afternoon and evening sunshine.

DIRECTIONS

CW4 8FS - Severn Way, 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.

ENERGY PERFORMANCE RATING

EPC Rating: C

LOCAL AUTHORITY

Cheshire East, Council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA: 1859 sq.ft. (172.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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