



**GASCOIGNE
HALMAN**

91 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £280,000

Situated on the ever popular Brooklands Marsh development, a three bedroom mews property with a delightful rear garden and off road parking.

This freehold property, constructed by Bellway Homes approximately 6 years ago offers ready to walk into accommodation.

Being within just a short walk to the train station, the neutrally presented decor offers a downstairs wc off the entrance hall, while the living room, with its turning staircase to the first floor, has a large box bay window to the front. The open plan kitchen diner overlooks the rear garden, the kitchen is fitted with a range of high gloss units along with an integrated fridge freezer, washing machine and dishwasher. French doors from the dining area open onto the garden.

To the first floor there are three bedrooms, the main bedroom with a built in cupboard over the stair recess with hanging rail and shelving, along with a three piece en-suite shower room. The main bathroom is also fitted with a three piece suite.

A driveway to the front offers off road parking for two vehicles, while the rear garden, being environmentally friendly, has wildflower boarders and fence boundaries, paved patio area while the remainder is laid to lawn. A gate from the bottom end provides an easy route for bin collection.

A freehold property in a sought after location on this development.

DIRECTIONS

CW4 8FS - Severn Way, Holmes Chapel

HOLMES CHAPEL OFFICE

01477 417 000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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

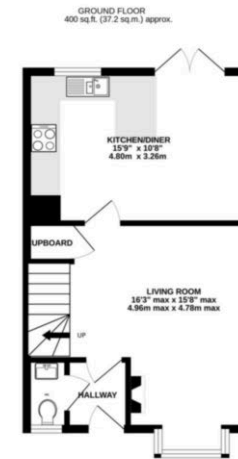
Cheshire East, council tax band C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating: B



TOTAL FLOOR AREA: 799 sq ft. (74.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
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