



**GASCOIGNE  
HALMAN**

4 BIRCH CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£485,000

An immaculately kept and well presented four generous bedroom detached home in a quiet cul-de-sac with an extension creating a home office, gym or play room.

Set in the most delightful well manicured grounds, this extended detached family home offers ample space for a growing family.

The current owners have enhanced and cared for this spacious family home, which offers ready to walk into accommodation.

Off the welcoming reception hall with the downstairs wc, a large living room, which is in excess of 20ft in length, has French doors opening to the garden while a glass panel wall from the hallway, floods light into the spacious second reception room which is currently used as a dining room. The kitchen is fitted with a range of solid oak fronted shaker style units along with space for a range cooker. Off the kitchen is a utility room with space for 2 appliances and access to the rear garden.

The extension at the back of the double garage has created a useful boot room and a further much larger room with garden views, currently used as a home office, which would also make an ideal gym or playroom.

To the first floor there are four generous bedrooms - bedrooms two and three are fitted with a double built-in wardrobe, while the master bedroom, in addition to the double built-in wardrobe in the dressing area, has a triple Hammonds wardrobe with sliding doors. The ensuite is fitted with a three piece white suite, while the main bathroom is also fitted with a three piece shower room.

Externally, the property benefits from good sized, well-maintained grounds, the driveway provides off road parking for 3-4 vehicles. The house is surrounded by block paving creating patio areas to the front and rear. The front lawn has flower/shrub borders and a feature cherry tree, whilst to the rear there are extensive

flower/shrub borders surrounding the lawn. The rear garden is fully enclosed, allowing children and pets to play out safely.

#### DIRECTIONS

CW4 7QF - Birch 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

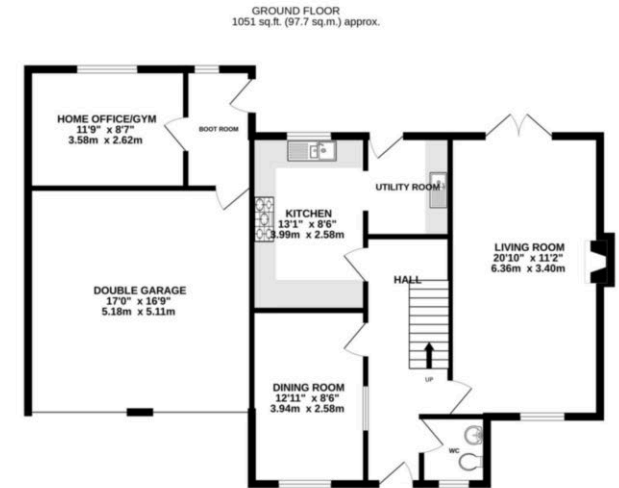
Cheshire East, council tax band F

#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

EPC Rating C



TOTAL FLOOR AREA: 1665 sq.ft. (154.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## HOLMES CHAPEL OFFICE

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