



**GASCOIGNE  
HALMAN**

78 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £425,000

Immaculately presented throughout with an extension to the rear creating a garden room with two sets of bi-folding doors opening to the garden.

This freehold detached family home is situated on the ever popular Brooklands development in Holmes Chapel, constructed by Bellway Homes.

Within easy reach to the train station and the centre of Holmes Chapel, this beautifully presented property offers ready to walk into accommodation throughout.

Off the welcoming hallway with the downstairs wc, there is internal access to the garage which could be converted into another room if required.

The living room opens to the kitchen diner. The kitchen area is fitted with a range of modern units which are mirrored in the utility room, the kitchen also benefits from built in appliances while the utility has space for two further appliances and a door to the side pathway and garden.

Off the dining area is a recent addition to the property, a garden room with vaulted ceiling, Velux roof window and two sets of bi-folding doors opening to the garden.

To the first floor there are four bedrooms, the master has the advantage of a three piece en-suite shower room while the family bathroom is also fitted with a three piece modern white suite.

To the front, the driveway provides off road parking, gated access at the side leads to the rear garden with its paved patio area, the remainder is mainly laid to lawn with fence boundaries and a second patio area which captures the evening sunshine.

A stunning home, not to be missed

### DIRECTIONS

CW4 8FT - 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.

### LOCAL AUTHORITY

Cheshire East Council tax band E

### ENERGY PERFORMANCE RATING

EPC Rating: C

### VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## HOLMES CHAPEL OFFICE

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