



**GASCOIGNE  
HALMAN**

8 DUNOON CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £300,000

Set in a poplar location with a private rear aspect overlooking woodland, an immaculately presented home with neutral decor throughout.

Dunoon Close is a sought after location being on the edge of the river Croco with some stunning walks on your door step. This particular property is located at the head of the cul-de-sac with bright and airy accommodation.

The welcoming porch opens to the lounge diner, with a window to the front and full height picture windows with a central door, opening to the rear garden. The kitchen is fitted with a range of white units and provides space for appliances.

To the first floor there are three bedrooms along with a three piece white modern shower room.

A driveway to the front provides off road parking in front of the garage. Internal access could be created to the garage from the porch or living room where there is currently plumbing for an incoming buyer to create a utility area or shower room if required.

The rear garden is an absolute delight - having a southerly private rear aspect, overlooking the woodland to the rear. The garden itself is mainly laid to lawn with an abundance of mature shrubs offering an array of colour throughout the year.

A sought after location for this immaculate freehold property

#### DIRECTIONS

CW4 7LL - Dunoon Close, Holmes Chapel

### HOLMES CHAPEL OFFICE

01477 417000

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: C



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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