



**GASCOIGNE  
HALMAN**

33 ALDER WAY, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT



## 33 ALDER WAY, HOLMES CHAPEL

**£675,000**

An absolutely stunning family home within its own private plot at the head of a popular cul-de-sac with ample off road parking.

Alder Way is an extremely popular development, this particular property will not disappoint.

Not only is it at the end of the cul-de-sac in its own private plot with ample parking, not overlooked, along with having a generous plot to the side which the vendors have currently enabled this to become a wildflower meadow, its also stunning inside.

Having been enhanced by the current owners to show home standards, complete with a bespoke media and entertaining wall to the living room offering a space for a TV, display shelving, storage and a cocktail bar. Doors from the living room lead onto the rear garden while the living dining kitchen is magnificent. Doors lead onto the garden, while the kitchen itself is fitted with a range of modern units, integrated appliances and a contrasting granite work surface which also forms a breakfast bar. The units and worktop in the kitchen are mirrored in the utility room which also provides internal access to the double garage.

To the first floor there are five generous bedrooms, the huge master bedroom has a separate dressing area with beautiful built in wardrobes and a three piece en-suite shower room, while on the first floor there are two further bathrooms, one of which is en-suite to bedroom two.

As mentioned the driveway to the front provides ample off road parking for a number of vehicles along with a double garage. Access down the side of the house leads to ample space at the side, rear and onto the garden which is part fenced, part walled, all offering a great degree of privacy. As mentioned the property also owns a plot the other side of the side fence which is currently a wildflower meadow, this garden is on a slope, however, could be opened to the main garden should a buyer require.

A freehold property which needs to be viewed to be appreciated.



## **DIRECTIONS**

CW4 8AD - Alder 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**

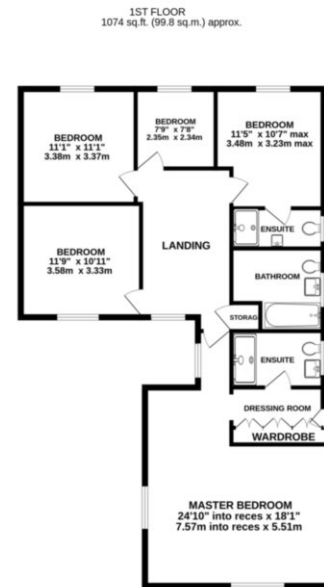
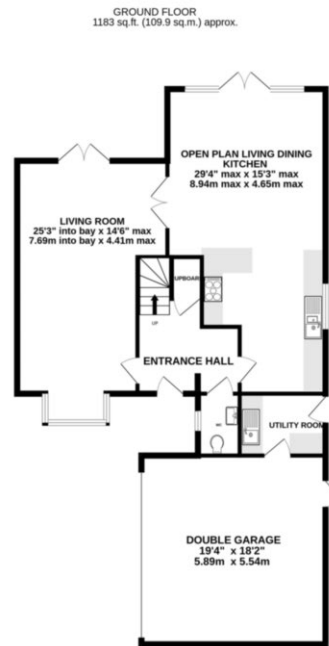
Cheshire East, Council tax band F

## **ENERGY PERFORMANCE RATING**

EPC Rating: B

## **VIEWING**

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 2257 sq.ft. (209.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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