



**GASCOIGNE
HALMAN**

10 GLENORCHY CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £350,000

Located in a quiet cul-de-sac off Portree Drive, a detached property with the most delightful private rear garden.

This freehold property is situated in a popular location being just a short walk to Holmes Chapel Comprehensive School and through the various footpaths to the centre of Holmes Chapel with all its amenities.

Although in need of updating in parts, the property offers an incoming buyer to put their own stamp on a home. Having been cared for and loved for many years by the current owner, the property is available for sale with no upward chain.

The hallway opens to the lounge diner which has a window overlooking the rear garden. The kitchen is fitted with a range of units along with spaces for appliances. While to the first floor there are three bedrooms, a built in wardrobe and cupboard to one bedroom, along with a three piece modern white bathroom which includes a large walk in shower enclosure.

To the front the driveway provides off road parking in front of the garage, while the rear garden is extremely well established with a good selection of mature shrubs offering a great degree of privacy.

A detached freehold property with off road parking and no upward chain.

DIRECTIONS

CW4 7HT - Glenorchy 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

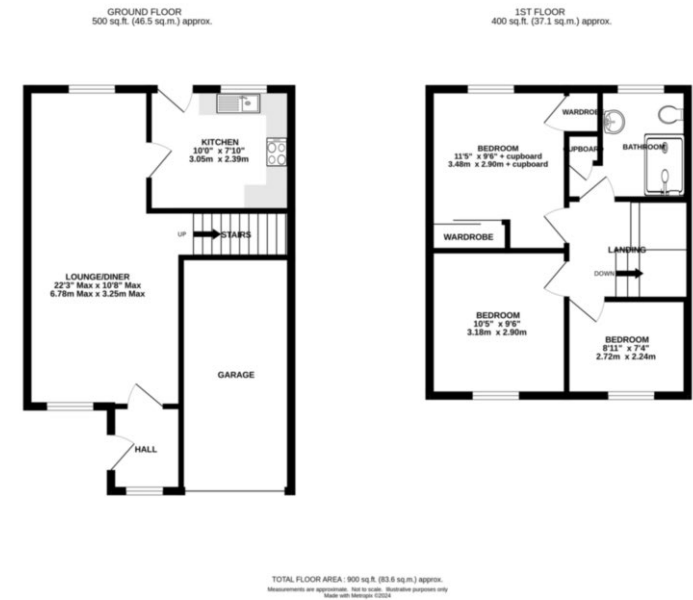
Cheshire East, council tax band D

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating D



**GASCOIGNE
HALMAN**

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