



**GASCOIGNE
HALMAN**

15 BESSANCOURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £270,000

An ideal opportunity to buy a well presented mews property situated on a popular development within easy walking distance of the local amenities that Holmes Chapel village has to offer.

This ready to move into property comprises spacious lounge with feature fireplace, modern dining kitchen has integrated appliances along with generous understairs storage cupboard. Conservatory off the kitchen opens into the rear garden and completes the ground floor accommodation.

To the first floor there are two double bedrooms, both with fitted wardrobes, and bathroom with modern three piece suite.

Driveway to the front of the property provides parking, gated access to the private rear garden which is mainly Indian stone and a variety of plants and shrubs.

Freehold property which must be viewed to be appreciated.

DIRECTIONS

CW4 7AN - Bessancourt, 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

LOCAL AUTHORITY

Cheshire East, council tax band C

ENERGY PERFORMANCE RATING

C

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

Viewing strictly by appointment through the Agents.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**



TOTAL FLOOR AREA : 816 sq ft. (75.8 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.