



**GASCOIGNE
HALMAN**

19 VIOLET WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| 270,000

A superb two double bedroom semi-detached home with two bathrooms, kitchen diner and off road parking.

Located on the popular Bluebell Green development, constructed by award winning Bloor Homes, a spacious home with tasteful presentation throughout.

The living room is accessed from the entrance hallway, while the kitchen diner overlooks the delightful rear garden. The kitchen is fitted with a range of modern units along with space for appliances, while the utility area houses the central heating boiler and has space for a washing machine. Off the utility area is a very useful downstairs wc, however, the wc has been removed to provide storage space, the plumbing is still in place and can easily be reinstalled by an incoming buyer.

To the first floor there are two double bedrooms both with built in wardrobes, the main bedroom to the rear having the added advantage of an en-suite shower room. The main bathroom is fitted with a modern three piece suite.

Parking is no issue here, the property has two parking spaces immediately in front of the property, gated access at the side leads to the rear garden. The rear is an absolute delight, being south westerly facing it attracts the sun throughout the afternoon and evening. Having been well stocked by the current owner with fence boundaries, paved and lawned area, all offering an array of colour throughout the year.

A freehold property which must be viewed to be appreciated.

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.

DIRECTIONS

Violet Way, Holmes Chapel - CW4 7FY

LOCAL AUTHORITY

Cheshire East, council tax band C

TENURE

Freehold

ENERGY PERFORMANCE RATING

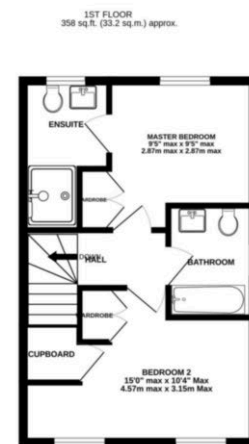
EPC Rating: B

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.



TOTAL FLOOR AREA: 710 sq ft. (66.0 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**GASCOIGNE
HALMAN**

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