



**GASCOIGNE  
HALMAN**

3 HATFIELD COURT, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT

## OFFERS IN REGION OF £500,000

Located in one of the most sought after developments in Holmes Chapel, at the head of the cul-de-sac, with gardens to the front, side and rear.

Hatfield Court, is a sought after location in the centre of Holmes Chapel.

The position of this particular property will not disappoint buyers - being at the head of the cul-de-sac offering a private plot.

The accommodation comprises of two reception rooms - a living room overlooking the front while the dining room has sliding doors onto the garden. Off the dining room is a very useful conservatory which has views over the side and rear garden.

The kitchen is fitted with a range of units along with a pantry cupboard and space for a breakfast table. Off the kitchen is a utility area which also leads onto the inner hallway between the external access and the garage.

To the first floor there are four bedrooms, one of which has a range of built in wardrobes within the eaves, and a three piece ensuite shower room. The family bathroom has been refitted with a modern white four piece suite which includes a corner shower enclosure and a free standing bath.

Its the grounds of this property that make it stand out. With ample parking to the front on the block paved driveway in front of the garage with its electric door, lawned frontage, with access to the side garden which opens up to the rear. The rear garden has an abundance of matures shrubs to offer an array of colour throughout the year in this extremely private garden. A metal pergola with its canvas roof, offers an escape from the summer sunshine.

A freehold property available for sale with no upward chain

### DIRECTIONS

CW4 7HP - Hatfield Court, 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.

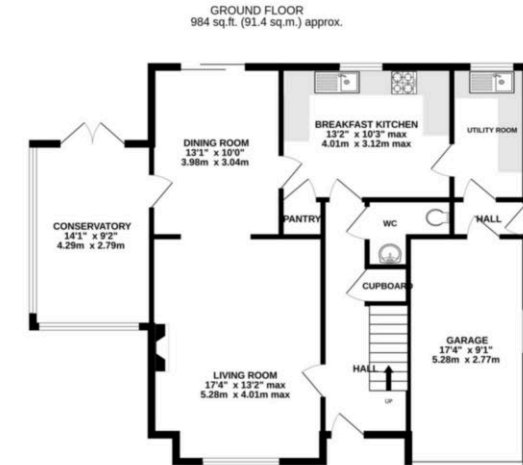
### LOCAL AUTHORITY

Cheshire East, council tax band F

### VIEWING

Viewing strictly by appointment through the Agents.

### ENERGY PERFORMANCE RATING



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 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

**GASCOIGNE  
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