



**GASCOIGNE
HALMAN**

23 BLUEBELL ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £290,000

Located on the very popular Bloor Homes, Bluebell Green Development, a spacious three bedroom, three storey, mews property with parking to the rear.

This stunning freehold property offers a buyer ready to walk into accommodation. Beautifully presented throughout and set over three floors, the property comprises of a living room to the front along with access to the understairs storage cupboard. Enhanced with a modern and contemporary feel with wall panelling to the living room, while the kitchen diner has French doors which overlook the rear garden. The kitchen is fitted with a range of modern high gloss units incorporating an integrated dishwasher and fridge freezer. A utility area has a space for a washer dryer, just opposite the downstairs wc.

To the first floor there are two bedrooms along with a family bathroom - a very large double bedroom along with a generous single bedroom.

To the second floor is the master bedroom suite, with a luxurious feel including fitted wardrobes with mirror sliding doors and a three piece en-suite shower room.

The rear garden is mainly laid to lawn with fence boundaries and a gate to the parking area at the rear where there are two allocated parking spaces.

To the front, the property is in an enviable location overlooking a small green

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

DIRECTIONS

CW4 7FX, Bluebell Road, 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.

LOCAL AUTHORITY

Cheshire East band C

ENERGY PERFORMANCE RATING

Rating: B

TENURE

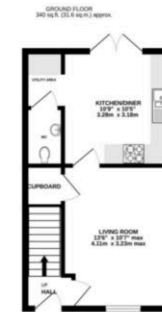
Freehold

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 : 914 sq ft (84.9 sq m) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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