



**GASCOIGNE
HALMAN**

45 BALMORAL DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



45 BALMORAL DRIVE, HOLMES CHAPEL

Offers in Region of £500,000

Set in a generous garden plot on Balmoral Drive's cul-de-sac, a four double bedroom detached family home which has been extended in the past to create a large kitchen diner.

Balmoral Drive is a popular location being within an easy flat walk to the centre of Holmes Chapel and just a few minutes walk to Holmes Chapel Comprehensive School, with this particular property being ideally located within a cul-de-sac.

Offered for sale with no upward chain, the accommodation is tastefully presented, offering ready to walk into accommodation. Off the large hallway with its herringbone styled floor, there is a large living room with dual aspect, bi-folding doors open to the dining room which has sliding doors to the garden. The kitchen has been extended to create a kitchen diner over 21 ft in length, with Velux roof windows and a door to the garden. Off the kitchen is a very useful utility room and storage cupboard.

To the first floor there are four double bedrooms, bedroom four has built in wardrobes, while the main bedroom has a large storage cupboard along with a range of built in wardrobes to one wall and a three piece en-suite shower room. The main bathroom has been refitted with a modern white suite comprising of Villeroy and Boch sanitary ware.

The imprinted concrete driveway to the front provides off road parking in front of the garage, gated access down the side leads to the rear garden with its paved patio area and fixed awning to provide some shade from the south facing sunny rear garden, to the opposite side there is ample space which currently houses a large timber shed which has power and lighting.

The rear garden is mainly laid to lawn with some mature shrubs and trees, greenhouse and part fence and part walled boundaries.



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

CW4 7JQ - Balmoral Drive, Holmes Chapel

LOCAL AUTHORITY

Cheshire East council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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

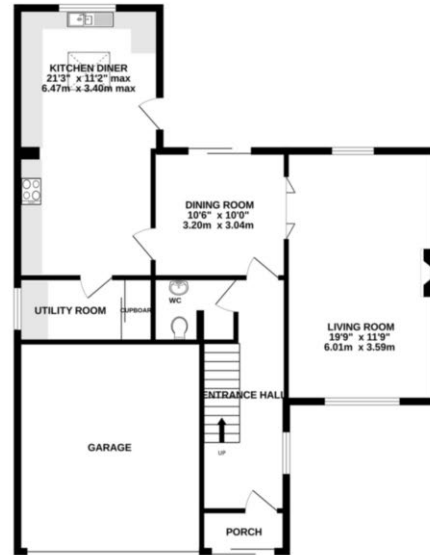
ENERGY PERFORMANCE RATING

B

TENURE

Freehold

GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1805 sq.ft. (167.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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