



**GASCOIGNE
HALMAN**

3 BAKERY COURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £239,950

Gleave Homes are a highly regarded and high specification local Cheshire builder. With only two properties remaining on their Bakery Court development in the heart of Holmes Chapel.

This contemporary cottage has been built with traditional aspects in keeping with its beautiful central village location.

With two double bedrooms, this newly constructed mid mews property presents itself with a handcrafted oak front door and oak framed porch. A south facing stone patio area with gated iron fencing and a private parking space with an electric car charger.

Attention to detail is evident from the minute you walk into these stylish homes, with tiled flooring to the ground floor, integrated appliances to the kitchen, oak internal doors with brushed chrome fittings to name a few features.

These deceptively spacious properties offer an open plan concept to the ground floor. The layout has been designed to accommodate a living area, dining area along with the contemporary Leicht kitchen which is fitted with a range of modern units, integrated appliances including oven and hob, dishwasher, fridge freezer and a washer/dryer. Access from the kitchen leads to the rear where there is a gravel pathway providing access to the front if desired and extra storage space. Downstairs there is a WC and an understairs storage cupboard which has a power socket - ideal charging point for a Hoover.

A staircase leads to the first floor where there are two double bedrooms, the quality and detail continue with luxury carpets and oak internal doors. The family bathroom includes a shower over the bath, Hansgrohe fittings and Porcelanosa tiles.

These freehold properties offer space, location and quality.

DIRECTIONS

CW4 7AQ - Bakery Court, London 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.

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 TBC

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating B

HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA: 706 sq ft (65.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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