



**GASCOIGNE
HALMAN**

24 ALUMBROOK AVENUE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

OFFERS IN EXCESS OF £350,000.00

Deceptively spacious bungalow situated in a popular location within easy walking distance of the village and local amenities.

This detached bungalow offers perfect living accommodation coupled with a private rear garden.

The property comprises of large bright living room with bay window and fireplace, the kitchen is off the living room with an external door leading to the rear garden. Off the hallway are three bedrooms, bedroom one benefiting from an en suite shower room and sliding doors to the conservatory. Bedroom three allows access to the conservatory which is over 16ft in length. A modern shower room completes the accommodation.

A driveway to the side offers ample off road parking and leads onto the garage which has a personal door opening onto the rear garden.

The low maintenance rear garden is westerly facing benefiting from the afternoon sunshine.

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

CW4 7BX - Alumbrook Avenue, Holmes Chapel

ENERGY PERFORMANCE RATING

Rating: D

LOCAL AUTHORITY

Cheshire East band D

TENURE

Freehold with a chief rent of £15 per annum

SERVICES (NOT TESTED)

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

Viewing strictly by appointment through the Agents.

HOLMES CHAPEL OFFICE

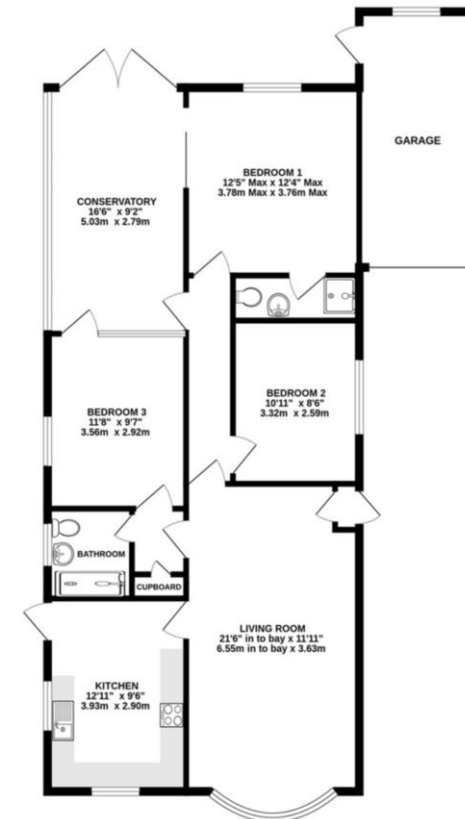
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GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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