



**GASCOIGNE  
HALMAN**

21 HENRY COTTON WAY, HOLMES CHAPEL

---

THE AREAS LEADING ESTATE AGENT

| £320,000

Enjoying a sought after location, overlooking the play park on the popular Victoria Mills development, a tastefully presented and enhanced three bedroom home.

Victoria Mills is a popular development with a mix of 2, 3 and 4 bedroom homes. There are only six Epsom style properties, of which this particular home has to be in one of the most sought after locations overlooking the play park.

Enhanced by the current owners to include herringbone flooring flowing from the hallway and downstairs wc, into the kitchen diner. The kitchen diner is fitted with a range of high gloss units with a complementing work surface over along with integrated appliances including a washing machine, dishwasher and fridge freezer. Doors from the kitchen diner open onto the private rear garden.

The living room with its dual aspect, offers plenty of space along with sockets for a wall mounted TV (as does the kitchen diner)

The hallway provides a very useful under stairs storage cupboard and downstairs WC.

To the first floor there are three generous bedrooms, the main bedroom and bedroom two, both having built in wardrobes with mirror sliding doors, while the main bedroom also has a large and spacious three piece en-suite shower room. The main bathroom is fitted with a three piece white suite.

This fabulous home has a driveway to the side, is not directly overlooked at the front or into the garden, the garden is westerly facing getting the day and evening sunshine. A large paved patio area leads onto astro turf for ease of maintenance, all encased with wall and fence boundaries. A gate to the bottom end of the garden, leads onto the driveway for convenience. The driveway provides off road parking for 2-3 vehicles.

A sought after location, deceptively spacious semi-detached freehold property.

#### DIRECTIONS

CW4 7GR - Henry Cotton Way, 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

#### LOCAL AUTHORITY

Cheshire East, council tax band C

#### ENERGY PERFORMANCE RATING

EPC Rating: B

#### SERVICES (NOT TESTED)

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

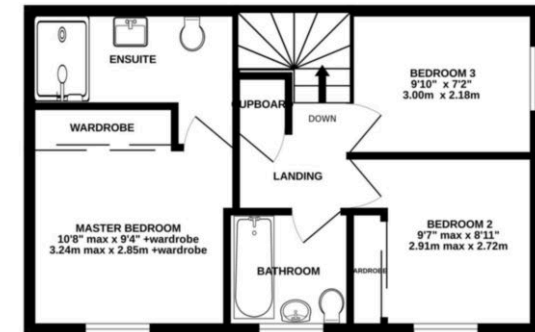
#### VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

## HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE  
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.