



**GASCOIGNE
HALMAN**

97 PORTREE DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £395,000

A stunning property which has been enhanced and remodelled to create a modern and contemporary home.

Situated in a popular location within an easy walk to the centre of Holmes Chapel through a footpath at the top of Portree Drive onto London Road.

Off the generous welcoming hallway, the original garage now boasts a second reception room which would make an ideal home office, play room or family/media room. The living room has a bay window to the front while the open plan kitchen diner has French doors opening to the garden. The kitchen is fitted with a range of modern units, including a complementing work surface. Off the kitchen is a very useful utility room with space for appliances, as well as a downstairs WC.

On the first floor there are three bedrooms, the main bedroom has the added advantage of a three-piece ensuite shower room. The main family bathroom has been fitted with a three-piece modern white suite.

A driveway to the front provides off-road parking while access down the side leads to the rear garden which is mainly laid to lawn with a paved patio area, fence boundaries and a timber garden shed.

DIRECTIONS

CW4 7JF - Portree Drive, Holmes Chapel

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, a butcher's and a baker's, as well as a number of public houses and restaurants. For commuters, 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. Moreover, 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 E

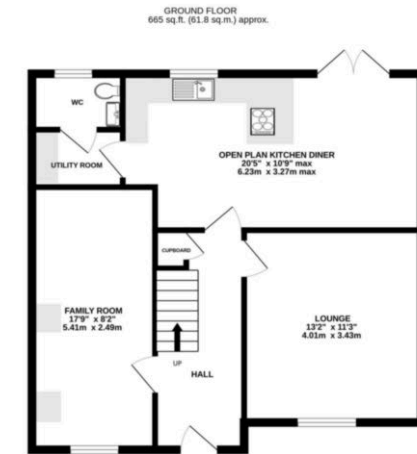
VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating E

**GASCOIGNE
HALMAN**



1ST FLOOR
415 sq ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq ft. (100.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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.