



**GASCOIGNE
HALMAN**

89 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £280,000

A stunning three bedroom semi-detached property within easy reach of the train station and Holmes Chapel centre, off road parking for two vehicles and generous garden. Freehold

Constructed by Bellway homes, this popular development is in each reach of all the facilities Holmes Chapel has to offer, including the schools, centre and train station.

Offering bright and airy, deceptively spacious accommodation throughout, the ground floor rooms are all accessed off the hallway with its tiled floor, downstairs wc, and staircase to the first floor, the living room has a large box bay window along with a feature media wall and herringbone flooring, while the kitchen diner has doors opening to the garden.

To the first floor there are three bedrooms along with a white three piece bathroom.

The driveway provides off road parking, side by side, for two vehicles, while the rear garden is quite a generous size, very private with wall and fence boundaries, a paved patio area and decking area.

A freehold property which must be viewed

DIRECTIONS

CW4 8FS - Severn Way, 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, 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 C

VIEWING

Viewing strictly by appointment through the Agents.

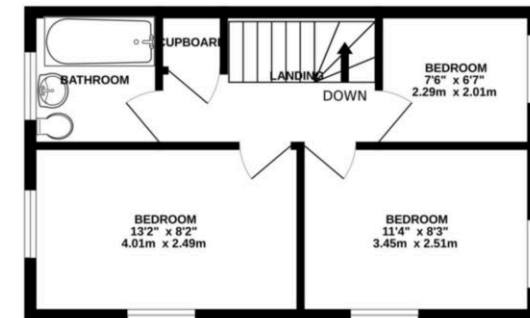
ENERGY PERFORMANCE RATING

EPC Rating: C

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
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