



**GASCOIGNE  
HALMAN**

13 BRERETON COURT, SOMERFORD

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THE AREAS LEADING ESTATE AGENT

| £525,000

A superb location, generous plot and the ability for a buyer to put their own stamp on this deceptively spacious four bedroom, two bathroom detached home with a private rear garden.

Brereton Court is a popular location - a quiet cul-de-sac just off Brereton Heath Lane, on the edge of Brereton Heath Nature Reserve.

This particular property, split over two floors, offers flexible and versatile accommodation.

Off the large welcoming hallway, a living room to the front has a bow window along with Inglenook fireplace with a log burning stove. The dining room overlooks the rear garden, off which is a conservatory with windows overlooking the garden. The kitchen diner is fitted with a range of units along with space for a breakfast table, off the kitchen is a very useful downstairs WC and access to the garden. Along the hallway, a home office could also make a further bedroom if desired. A doorway to the inner hall leads to the two double ground floor bedrooms and the large four piece bathroom.

A staircase leads to the first floor where bedroom four is located, a single bedroom, which would also make an ideal office if required, a three piece bathroom along with a corner bath, while the main bedroom to the first floor is simply fantastic. Being over 26 ft in length, this could make an ideal bedroom suite with a sitting room/dressing room, and two steps to the sleeping quarters.

Externally the driveway provides off road parking in front of the garage, access down the side of the house leads to the rear garden which is mainly laid to lawn with fence and hedge boundaries.

A stunning location and a very generous freehold property with no upward chain

### DIRECTIONS

CW12 4TP - Brereton Court, Somerford

### LOCATION

Somerford is situated between Congleton and Holmes Chapel which provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. Both locations have their 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 in Holmes Chapel provides for most sporting activities. A number of private sporting clubs, golf courses and equestrian centres are within a short drive.

### 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 F

### VIEWING

Viewing strictly by appointment through the Agents.

### ENERGY PERFORMANCE RATING

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## HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA: 2292 sq.ft. (213.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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