



**GASCOIGNE
HALMAN**

10 HILLCREST AVENUE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £400,000

Located in one of the most sought after locations in Holmes Chapel, just off Brookfield Drive, in a quiet cul-de-sac and within walking distance to the centre of Holmes Chapel.

This lovely property offers deceptively spacious accommodation throughout, having had the layout altered the living accommodation now overlooks the rear garden.

In summary, the property comprises of two double bedrooms overlooking the front garden. The lounge diner has been extended to create a large room which is approximately 20ft in length with windows overlooking the front and rear garden along with sliding doors opening to the conservatory. The conservatory has views over the rear garden. A breakfast kitchen has a range of fitted units with access to the rear, while a wetroom has been recently fitted with a three piece suite.

Externally the driveway provides off road parking down the side of the house for a number of vehicles, while to the rear, an oversized single garage has had an electric roll up door installed. At the rear of the garage, a workshop would make either an ideal storage area or potting shed, with some updating, this could also be converted into a home office if required.

The remainder of the garden is mainly laid to lawn with an abundance of mature shrubs and plants, along with hedge and fence boundaries.

An ideal location for a single storey building in the heart of Holmes Chapel.

DIRECTIONS

CW4 7DU - Hillcrest Avenue, 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

SERVICES (NOT TESTED)

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

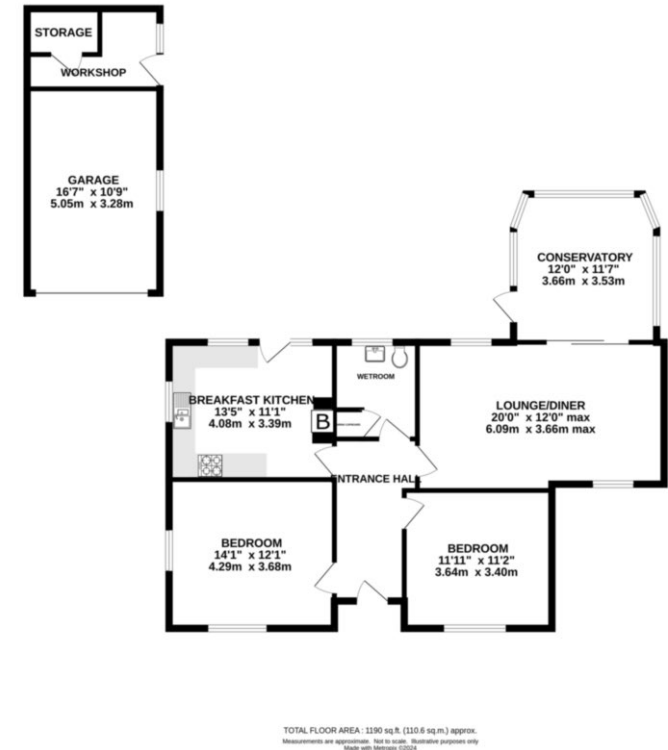
LOCAL AUTHORITY

Cheshire East, council tax band D

ENERGY PERFORMANCE RATING

EPC rating D

GROUND FLOOR
1190 sq.ft. (110.6 sq.m.) approx.



HOLMES CHAPEL OFFICE

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