



**GASCOIGNE
HALMAN**

16 NORTHWAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £330,000

With a south facing rear garden and set back off Northway with a driveway to the front providing off road parking, a beautifully presented three bedroom semi-detached home which has been extended to the side.

Northway is a popular location being within just a very short walk to all the amenities Holmes Chapel has to offer.

Being set back off Northway, the property has an Indian stone paved driveway providing off road parking. Access to the house can be via the original front door or the entrance formed as part of the side extension.

The living room has dual aspect, a window to the front and sliding doors opening to the garden, the dining room overlooks the front while at the back of the dining room is the generous kitchen overlooking the garden. The kitchen could be opened to the dining room if desired.

A side extension has created an additional hallway which would just provide great storage or could also be used as a study area if required. The extension has also created a utility area off the kitchen which has space for two appliances and a Velux roof window for light, off which is a very useful downstairs wc.

To the first floor there are three bedrooms, the main bedroom having dual aspect while bedroom two has a built in wardrobe and over stairs cupboard. The bathroom is fitted with a three piece suite.

As mentioned, parking is available to the front, a gate to the side leads onto the rear garden where there is two Indian stone paved patio areas, fence boundaries and a timber garden shed, all benefiting from a southerly aspect.

A freehold property in a sought after location.

DIRECTIONS

CW4 7EF - Northway, 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 C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC rating D

HOLMES CHAPEL OFFICE

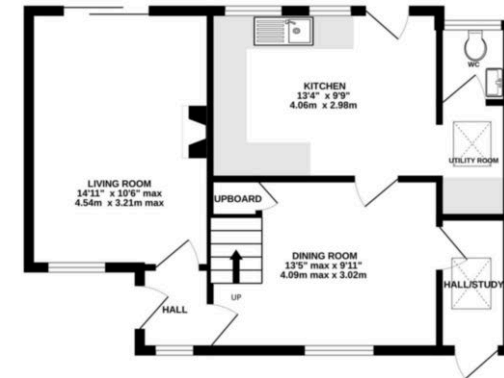
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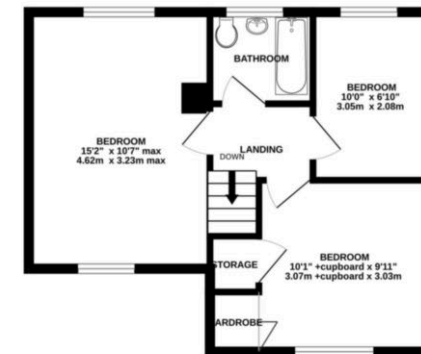
14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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