



**GASCOIGNE
HALMAN**

4 TROON CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



4 TROON CLOSE, HOLMES CHAPEL

£525,000

Beautifully presented throughout with a modern breakfast kitchen, four double bedrooms and a delightful private rear garden.

Troon Close is an ideal location, being within just a short walk to the centre of Holmes Chapel through conveniently located footpaths, and just a few minutes walk to Holmes Chapel Comprehensive School.

Tastefully presented throughout and well maintained, this freehold detached family home offers ready to walk into accommodation.

The large welcoming reception hall with its tiled flooring, leads through to the living room, off which is the large conservatory with its tiled roof and Velux roof windows making this an all year round room.

A double doorway leads to the dining room which can also be accessed from the hallway, while the breakfast kitchen is fitted with a range of modern units along with a quartz worktop and complementing butchers block style circular breakfast bar. The internal double garage can be accessed from the kitchen area where there is plumbing and space for appliances along with an electric roll up door.

To the first floor there are four double bedrooms, two bathrooms - one being an en-suite to the master bedrooms.

The exterior is equally as well maintained - the block paving to the front provides off road parking while the rear garden has a few designated seating areas to capture the sun during the day as well as the shade. An abundance of mature shrubs provide this garden with plenty of privacy.

A freehold property in a very sought after location.



DIRECTIONS

CW4 7HS - Troon Close, 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

LOCAL AUTHORITY

Cheshire East, council tax band F

ENERGY PERFORMANCE RATING

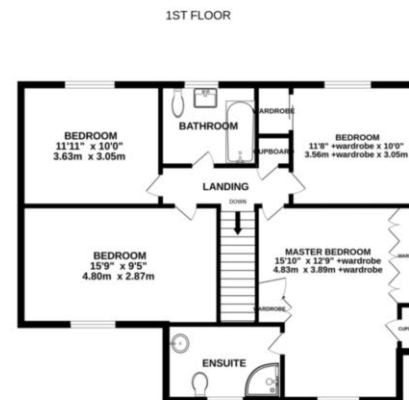
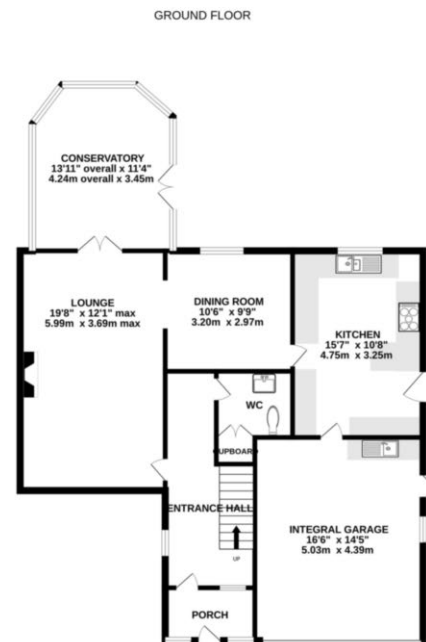
EPC rating D

SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents



Measurements are approximate. Not to scale. Illustrative purposes only.
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