



**GASCOIGNE
HALMAN**

4 HIGHER GREEN ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

OFFERS IN THE REGION OF £475,000

A substantial five bedroom detached family home with two reception rooms, along with an open plan living dining kitchen across the rear overlooking the garden.

This particular development is extremely popular being within easy access to Holmes Chapel Comprehensive School.

The entrance hall of this double fronted home, leads to the ground floor accommodation which comprises of a living room and a sitting room/office/part utility which forms the garage conversion. Providing extra accommodation this second reception offers a variety of uses, can be used as a play room, home office or gym, there are units fitted to part of one wall which provide space for a washing machine and tumble dryer.

The heart of the home though, has to be the open plan living dining kitchen which overlooks the rear garden. Being almost 28ft in length, there is sufficient space for a dining table and seating area, with two sets of French doors opening to the garden. The kitchen itself is fitted with a range of modern units, granite worksurfaces, integrated fridge freezer, dishwasher and washer dryer along with a large range cooker.

To the first floor there are five generous bedrooms, the main bedroom has the advantage of a three piece modern white en-suite shower room while the family bathroom is also fitted with a three piece modern suite.

To the front, the driveway provides off road parking, gated access leads down the side of the house and onto the rear garden which has a large paved patio area, the remainder of the garden is mainly laid to lawn with fence boundaries.

This freehold property offers space and flexible living accommodation.

DIRECTIONS

CW4 7PE - Higher Green Road

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 E

SERVICES (NOT TESTED)

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

ENERGY PERFORMANCE RATING

EPC Rating B

VIEWING

Viewing strictly by appointment through the Agents.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignealman.co.uk

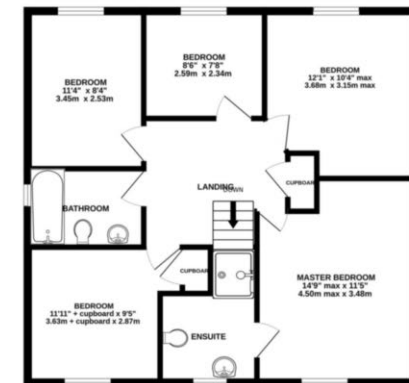
14 The Square, Holmes Chapel, CW4 7AB

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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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