



**GASCOIGNE  
HALMAN**

36 COTTON FIELD ROAD, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT





## 36 COTTON FIELD ROAD, HOLMES CHAPEL

### Offers in excess of £600,000

Beautifully presented throughout with five double bedrooms, three bathrooms (two being en-suite) along with an open plan living dining kitchen across the rear which is over 35ft in length, off road parking and integral double garage.

Located within a sought after position on this popular development, one of the larger style detached family homes which has been enhanced by the current owners to showcase an immaculate family home.

With new internal doors throughout and internal access to the double garage, the property has been enhanced even further with the creation of a media wall in the open plan living dining kitchen.

The remainder of the accommodation comprises of a formal living room overlooking the front, while the hallway, utility and living dining kitchen all have Amtico flooring flowing through. The kitchen is fitted with a range of modern units with a granite worksurface over, along with integrated appliances which includes a Stoves 5 burner electric coover, dishwasher and fridge freezer. The units in the utility room mirror the kitchen and provide space for two appliances. Two sets of French doors open from the family and dining area onto the garden.





To the first floor, the large landing leads off to each of the five double bedrooms, the main bedroom is fitted with a range of modern wardrobes and has a large four piece en-suite bathroom, bedroom two is also fitted with a double wardrobe and has the benefit of a three piece en-suite shower room while the remainder of the bedrooms are serviced by the four piece family bathroom suite.

A block paved driveway to the front provides off road parking for three vehicles in-front of the integral double garage while access down the side leads to the rear garden with its Indian Stone paved patio areas, fence boundaries and central lawned garden.

A freehold property which really does need to be viewed to appreciate the space on offer.

### 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.

### DIRECTIONS

CW4 7PD - Cotton Field Road, Holmes Chapel

### TENURE

Freehold

### ENERGY PERFORMANCE RATING

B

### LOCAL AUTHORITY

Cheshire East, Band F

### SERVICES (NOT TESTED)

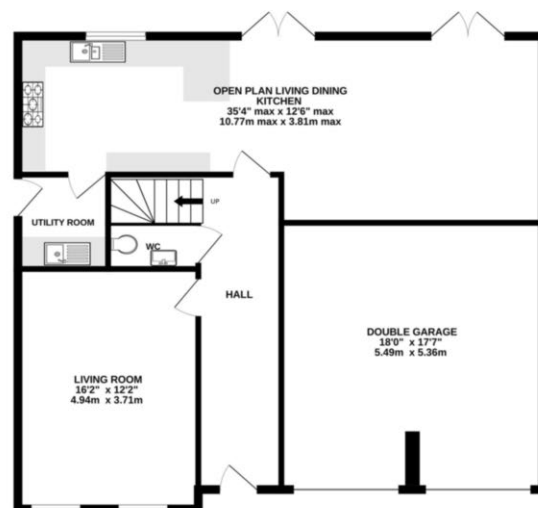
Services have not been tested and you are advised to make your own enquiries and/or inspections.

### VIEWING

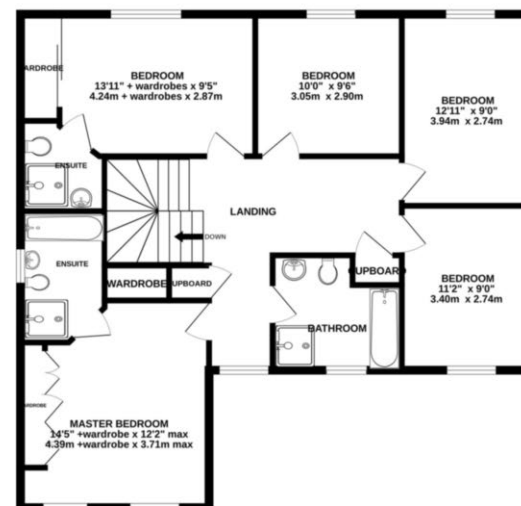
Viewing strictly by appointment through the Agents.



GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA: 2047 sq.ft. (190.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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