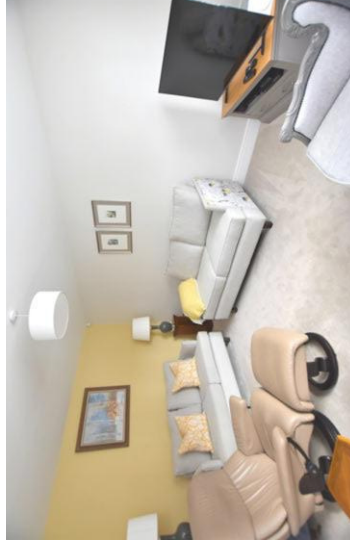




**GASCOIGNE
HALMAN**

15 COTTON FIELD ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£450,000

An immaculately presented five bedroom detached family home with the addition of a timber summer house in the garden which would make an ideal home office for the 'work from home' buyer.

Cotton Field Road is a popular development with spacious family homes on the edge of Holmes Chapel, yet within walking distance to Holmes Chapel Comprehensive School, along with the amenities Holmes Chapel has to offer.

Tastefully presented throughout, this family home boasts a generous living room off the hallway along with a second reception which has been partly kitted out as a utility room, along with having plenty of space to be a home office or play room, this room is currently used as a crafts room by the vendors.

The heart of the home is the living dining kitchen spanning across the rear of the property, the kitchen area has been extended to provide further storage and workspace, and has a Range cooker, a set of French doors from the family area leads to the garden.

To the first floor there are five generous bedrooms along with two bathrooms, one being en-suite to the master bedroom.

The blocked paved driveway to the front provides off road parking for three vehicles, gated access along one side leads to the rear garden which is low maintenance. Fully paved with Indian Stone paving and fence boundaries, a 5.3mx3m summer house has been installed which has power, double glazing and is insulated providing a great office space or gym if required. A custom built shed spans down to the side of the house for garden storage.

A freehold property in a popular location.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

DIRECTIONS

CW4 7PD - Cotton Field 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

ENERGY PERFORMANCE RATING

EPC Rating B

SERVICES (NOT TESTED)

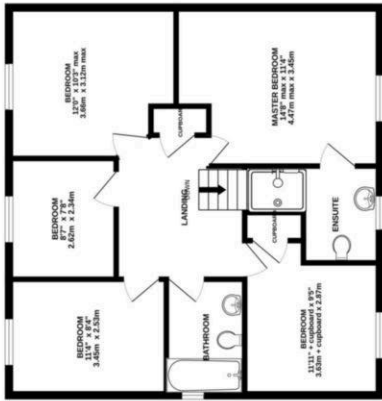
Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

Viewing strictly by appointment through the Agents.



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



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

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