



**GASCOIGNE  
HALMAN**

3 LONG CROFT CLOSE, HOLMES CHAPEL

---

THE AREAS LEADING ESTATE AGENT



## 3 LONG CROFT CLOSE, HOLMES CHAPEL

### £635,000 Offers Invited

A stunning detached family home with living dining kitchen measuring in excess of 36ft, five double bedrooms (all with fitted wardrobes), three bathrooms (en-suite and Jack and Jill en-suite) and good sized rear garden.

Off the welcoming hallway with the downstairs wc, leads to the bright living room overlooking the front and the living dining kitchen which is over 36ft in length. The family and dining area overlook the rear garden, a beautiful open plan room accessed by two sets of French doors.

Units in the utility room provide extra storage, space for a washing machine and access to the side pathway. The laundry room benefits from further storage and plumbing for an additional washing machine.

A turning staircase leads to the first floor, where the landing has a large open bright feel with two storage cupboards. All five bedrooms have fitted wardrobes, the master bedroom en-suite is fitted with a four piece white suite, the second and third bedroom feature a Jack and Jill en-suite shower room. The main family bathroom is four piece with a large shower enclosure. All five bedrooms are double in size, perfect for a growing family.

The block paved driveway to the front has been extended to create additional parking spaces, gated access to the side leads to the rear garden.

This freehold spacious property must be viewed to be fully appreciated.

The Cottons estate is a sought after freehold development. This particular property does not disappoint being tucked away in the cul-de-sac of Long Croft Close.

Having been enhanced by the current owners including internal access to the garage and part of the garage converted into a convenient laundry room.





## DIRECTIONS

CW4 7PU- Long Croft 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.

## LOCAL AUTHORITY

Cheshire East band F

## ENERGY PERFORMANCE RATING

B

## TENURE

Freehold

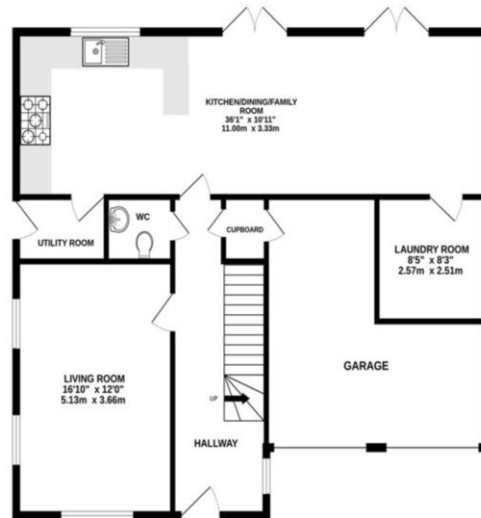
## SERVICES (NOT TESTED)

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

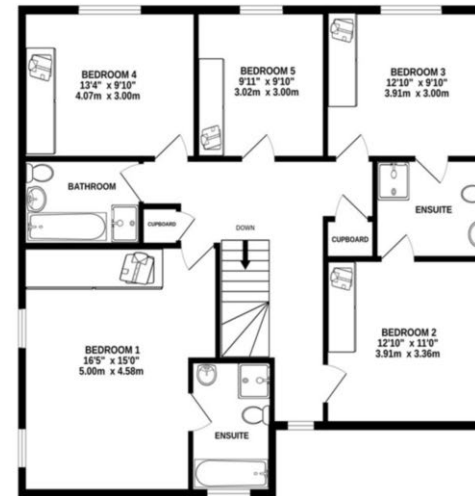
## VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 6/2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE  
HALMAN**