



**GASCOIGNE
HALMAN**

57 CONISTON DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£475,000

With a large plot, gardens to the front, side and rear, this particularly private property offers three reception room, four bedrooms, garage and potential to extend if required.

What a fantastic opportunity to purchase a generous size detached family home in arguably one of the largest plots on the development.

With the garden flowing down the full length of the side of the house, and around to the rear, this extremely private plot, with its southerly facing aspect, captures the sun all day long.

The accommodation is extremely spacious as well, off the hallway, the living room has a feature fire place and double doors opening to the dining room, which in turn has doors opening to the conservatory which overlooks the garden and the kitchen diner.

The kitchen area is fitted with a range of modern units, pantry cupboard, along with space for a breakfast table if required. The rear hall leads to the the downstairs wc and utility room along with the third reception room which makes an ideal home office or play room.

To the first floor there are four bedrooms, bedroom two has a shower enclosure and sink unit for guests, which could be adapted to create a formal en-suite. While the family bathroom is fitted with a three piece suite.

The driveway to the front allows off road parking, a hedge separates the garden to the driveway, where the large lawned area flows down the side of the house, as mentioned, an extremely large plot.

A generous size house, large plot, freehold detached home, all appreciating a southerly aspect.

DIRECTIONS

CW4 7LB - Coniston Drive, 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 band F

ENERGY PERFORMANCE RATING

EPC rating D

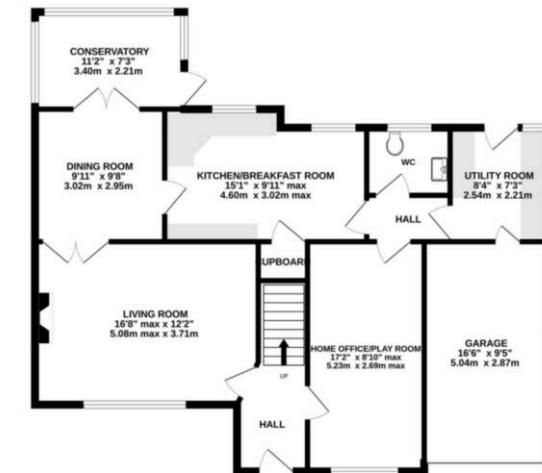
SERVICES (NOT TESTED)

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

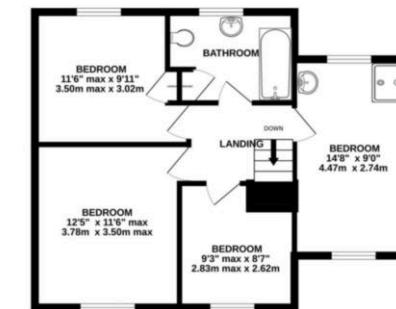
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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