



**GASCOIGNE
HALMAN**

1 DEE AVENUE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| 365,000

A tastefully presented three double bedroom detached home on a popular development, with two bathrooms (one being en-suite) off road parking and a detached garage.

Brooklands Marsh is a popular development, being within walking distance to the centre of Holmes Chapel and very handy for the train station.

This particular property will not disappoint, having been tastefully presented throughout offering ready to walk into accommodation the property boasts a living room with box bay window and a kitchen diner over looking the rear, both accessed off the bright entrance hallway with its tiled flooring.

A downstairs WC is also located in the hallway, along with the turning staircase to the first floor.

Continuing with the ground floor, the kitchen is fitted with a range of modern units, integrated appliances and contrasting work surfaces over. French doors from the dining area open to the garden while double doors from the dining area open to the living room.

To the first floor there are three double bedrooms, the main bedroom has a range of built in wardrobes with sliding doors. There are two bathrooms, the main bathroom fitted with a three piece white suite and tiled walls, along with a shower over the bath, while the en-suite shower room is also fitted with a three piece white suite.

A driveway to the side provides off road parking in front of the detached garage.

Gated access from the driveway leads to the rear garden. Having space behind the garage for a shed if required, the garden has fence boundaries and a circular paved patio while the remainder is mainly laid to lawn.

Offering generous space and a popular location.

DIRECTIONS

CW4 8FN - Dee Avenue, 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

We are advised that the property is leasehold with the remainder of a 999 year lease from 2011

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

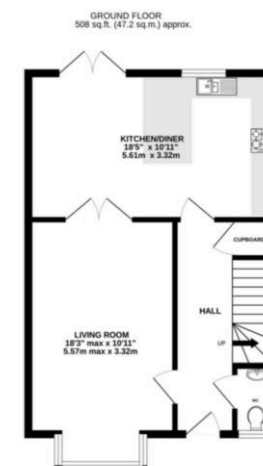
Cheshire East council tax band E

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

C



TOTAL FLOOR AREA: 1001 sq ft (93.0 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

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.