



**GASCOIGNE
HALMAN**

25 HAWTHORN VILLAS, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



25 HAWTHORN VILLAS, HOLMES CHAPEL

£600,000

Set in a corner plot in a desirable location this extended and enhanced four bed detached property offers a perfect blend of comfort and convenience boasting a spacious layout, large private garden and easy access to local amenities and transport links.

Tucked away in the corner this property features a well maintained front garden with a block paved driveway and ample parking.

Step inside through the front door into a welcoming hallway with WC. The spacious living room with fireplace leads to the bright garden room with double doors opening out to the private garden.

The kitchen is fitted with ample storage space and granite worktops opening out to the dining area. Off the kitchen is a utility room with sink and door leading to the beautiful garden. A large conservatory is placed off the dining area with doors opening to the landscaped garden.

To the first floor bedroom one benefits from built in wardrobes and a modern shower room, bedroom two, also a double, has built in storage. Bedroom three is located at the front of the property whilst bedroom four with its sturdy wood floor was previously used as a study. A modern three piece white bathroom suite finishes off the first floor.





The garden of this property is one to note with its mature shrubs and trees making it very private. A large porcelain patio area flows from the rear of the property round to the side offering plenty of space for al Fresco dining. The converted double garage offers a study/gym with bi folds and a convenient shower room whilst still benefiting from storage to the front.

Having been enhanced and extended by the current owners planning permission allows a loft conversion should the new owners wish.

A Freehold property that must be viewed to be appreciated and offered with no onward chain

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 7AR- Hawthorn Villas, Holmes Chapel

TENURE

Freehold

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

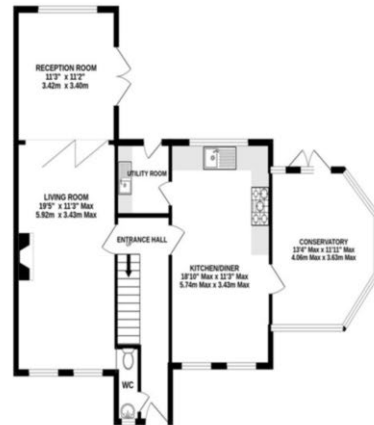
VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating C

GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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