



**GASCOIGNE
HALMAN**

4 Lochmaben Close, Holmes Chapel
£485,000

THE AREA'S LEADING ESTATE AGENCY



An immaculately presented four bedroom, two reception room detached family home, situated on a fabulous plot in the much sought after cul-de-sac Lochmaben Close.

Property details

- Sought after location in Holmes Chapel in an elevated plot
- Just a short walk to Holmes Chapel Comprehensive School
- Large hallway, refitted downstairs wc, open plan living dining
- Modern kitchen with integrated appliances
- Conservatory over looking the rear garden
- Four bedrooms, two bathrooms (one en-suite)
- Loft room accessed by pull down ladder
- Ample parking to the front, garage and private rear garden



About this property

Lochmaben Close is a popular location situated just off of Portree Drive with lovely country walks within a short distance from the property.

The entrance hall gives access to a spacious living room with bay window to the front and dining area to the rear, leading to a good sized conservatory with a pitched roof overlooking the private garden.

The modern kitchen is accessed via the hallway providing integrated appliances and ample space for a seating area. Off the kitchen is a downstairs w/c.

To the first floor there are four bedrooms, the main bedroom with a three piece ensuite shower room and fitted wardrobes. The main family bathroom also providing a three piece suite.

The remaining three bedrooms offer built in wardrobes whilst providing spacious accommodation. The fourth bedroom provides access via a pull down ladder leading to a versatile boarded loft space.

The garden is mainly laid to lawn with surrounding mature shrubs and a paved patio area to the rear of the garden. A very useful covered storage area has been created down the side of the property. It also benefits from a single garage and ample off road parking.

This Freehold property must be viewed to be appreciated.











DIRECTIONS

CW4 7HU

COUNCIL TAX BAND

D

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 BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

C

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

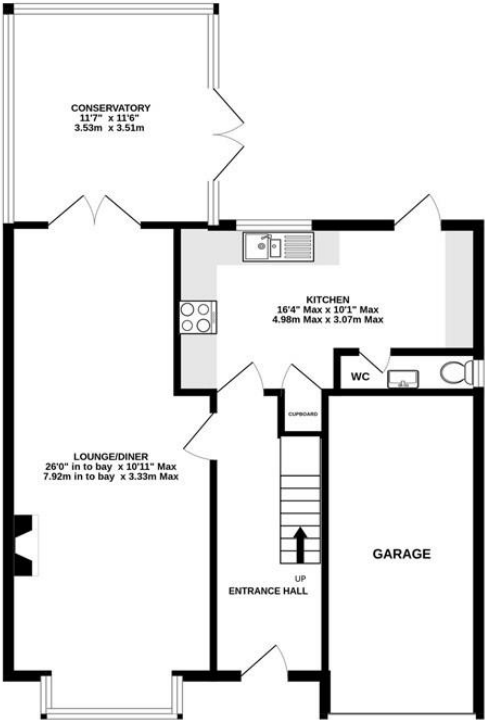
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

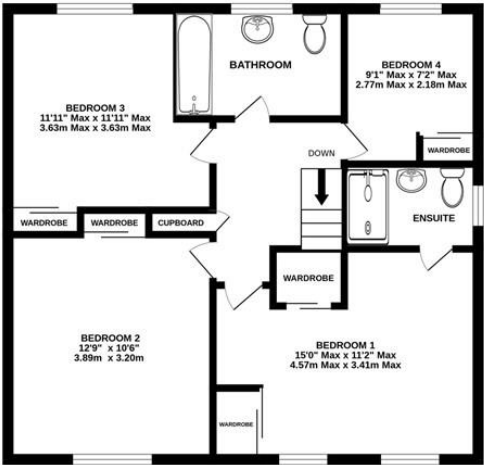
No

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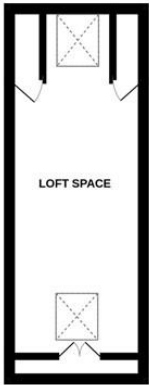
GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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