



**GASCOIGNE
HALMAN**

19 BLUEBELL ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £410,000

An absolutely stunning four double bedroom, two bathroom home with off road parking, detached garage and an enclosed delightful garden.

Bluebell Green is a popular location, constructed a few years back by award winning Bloor Homes.

On the edge of Holmes Chapel this sought after location is within walking distance to the centre of Holmes Chapel with all its amenities including the shops, train station and schools.

This particular property is beautifully presented and tastefully decorated throughout offering ready to walk into accommodation,

Set over three floors, the ground floor accommodation is accessed off the hallway which has a downstairs wc along with a very useful utility cupboard, which has space for a washing machine. The living room overlooks the front with its box bay window while the kitchen diner overlooks the rear garden, with French doors opening to the rear. The kitchen is fitted with a range of modern units along with integrated appliances, with ample space for a dining table and seating area if required.

To the first floor there are two double bedrooms, a master bedroom with built in wardrobes along with access to the main four piece bathroom suite. The bathroom is also accessed from the landing area.

On the second floor the remaining two double bedrooms are serviced by a three piece shower room.

Externally, a driveway to the side provides off road parking in front of the detached garage, a porcelain tiled pathway leads down the side of the house to the front door, and continues through the side gate and onto the rear patio. The rear garden is mainly laid to lawn with its fence boundaries along with a private westerly aspect.

This freehold property must be viewed to be appreciated.

DIRECTIONS

CW4 7FX - Bluebell Road, 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

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

ENERGY PERFORMANCE RATING

EPC Rating B

VIEWING

Viewing strictly by appointment through the Agents.

HOLMES CHAPEL OFFICE

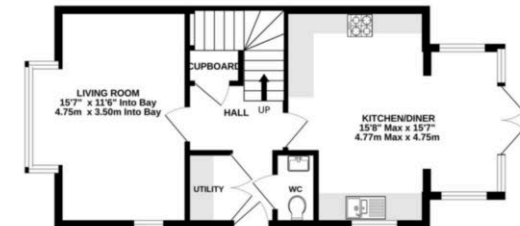
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holmeschapel@gascoignehalman.co.uk

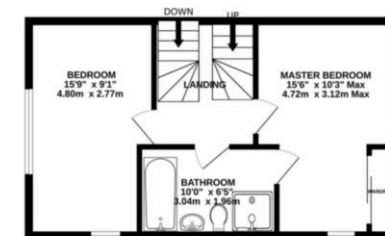
14 The square, Holmes Chapel, CW4 7AB

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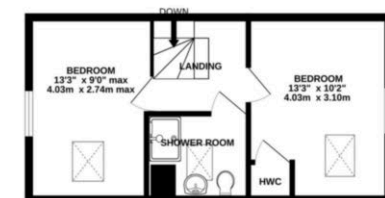
GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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