



**GASCOIGNE
HALMAN**

7 RIVERSIDE CRESCENT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £400,000

A stylishly enhanced detached five bedroom property with open plan kitchen diner, living room, carport, garage and workshop.

Having been thoughtfully modernised by the current owners this property is not to be missed.

A tasteful entrance hall with its wc leads to the contemporary open plan kitchen diner with its integrated appliances and ample storage, seamlessly opening out to the spacious bright living room. Double doors from the dining area give access to the garden.

To the first floor bedroom one benefits from a shower room whilst bedroom two and three with its floor to ceiling windows lets in plenty of natural light. Bedroom four is a spacious double and bedroom five is currently being used as a study.

The modern feel continues with the white three piece bathroom and its stylish finishes.

To the rear, the garden is mainly laid to lawn with a raised patio area, garage and workshop.

A freehold property that must be viewed to be appreciated.

DIRECTIONS

Riverside Crescent- Holmes Chapel, CW4 7NR

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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 Council Tax Band E

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
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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