



**GASCOIGNE
HALMAN**

58 BLUEBELL ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



58 BLUEBELL ROAD, HOLMES CHAPEL

£675,000

A most stunning enhanced and extended five bedroom detached family home with three bathrooms (two en-suite) and the most impressive open plan living dining kitchen overlooking the rear garden.

Located on the ever popular Bloor development, Bluebell Green, this fabulous family home is in an enviable position with an open aspect to the front.

Set back off Bluebell Road, this is one of the largest houses on the development with an equally large plot.

The property has been well maintained and cared for by the current owners offering ready to walk into accommodation all accessed off the welcoming hallway. Through the front door into the hall, a staircase leads to the first floor, bespoke storage has been created under the stairs. To the right is the large living room with its bay window, while to the left there is a second reception room which would make an ideal home office or play room. Across the rear, is the heart of this wonderful family home, an extension has created a large open plan Living Dining Kitchen. A media wall offers a modern and contemporary feel along with providing plenty of storage, while a large roof lantern on the extension ensures the room is flooded with plenty of natural light.

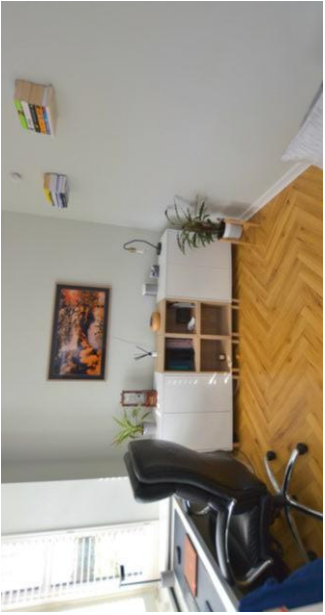
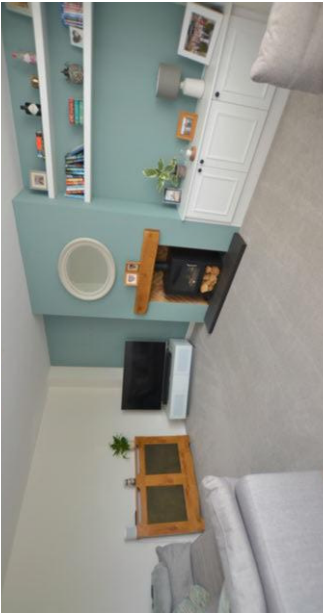
Off the kitchen is a very useful utility room which has access to the side.

The first floor is equally as impressive, with five generous bedrooms, two of which have en-suite shower rooms and built in wardrobes.

This family home is not overlooked to the front, the driveway provides ample parking in front of the detached double garage, while the rear garden has been landscaped to provide designated areas - including a large paved patio area, pathway leading to a second patio along with a good selection of shrubs and small trees along with conveniently positioned exterior lighting.

A freehold property in the most desirable location on this sought after development.





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.

ENERGY PERFORMANCE RATING

EPC Rating: B

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Band F

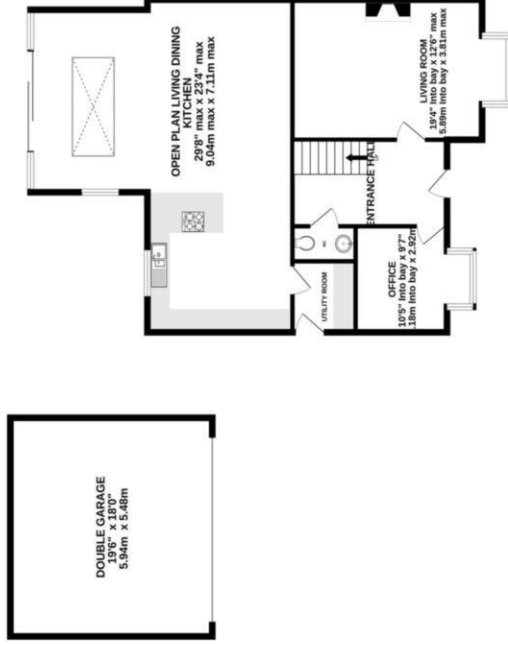
SERVICES (NOT TESTED)

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

VIEWING

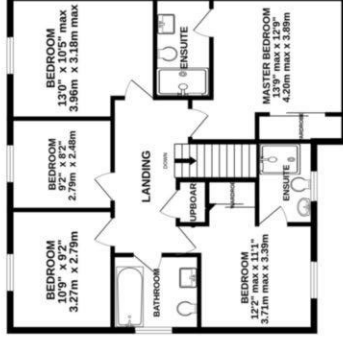
Viewing strictly by appointment through the Agents.

GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



TOTAL FLOOR AREA: 2209 sq.ft. (205.2 sq.m.) approx.
Measurements are approximate and for illustrative purposes only.
Made with Netopix 2020.

1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



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