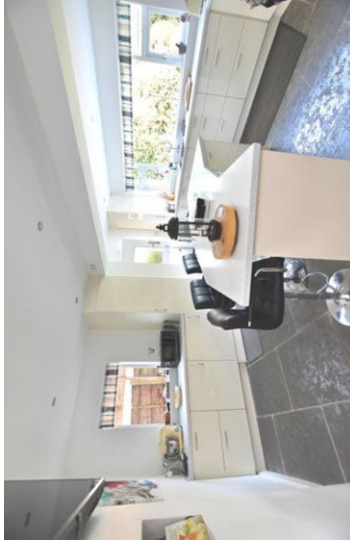




**GASCOIGNE
HALMAN**

1 ELGIN AVENUE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£495,000

A beautifully presented detached family home situated in a sought after location in Holmes Chapel with five bedrooms, two bathrooms (one en-suite), open plan living accommodation along with parking and garage.

Situated in a quiet cul-de-sac off Balmoral Drive, an attractive detached family residence, offering flexible and versatile living accommodation.

Having been enhanced and extended, the property has created a substantial family home, off the welcoming hallway the main accommodation offers open plan family living with a family room which could easily become a study area if required. A large lounge with a tasteful feature fire place along with the dining area having sliding doors opening to the conservatory. All with attractive oak flooring.

The large refitted breakfast kitchen with breakfast bar has integrated appliances and a Corian worksurface along with a stable style door opening to the side.

To the first floor, off the landing are the five generous bedrooms. The master bedroom with fitted furniture and a modern three piece white en-suite, while bedrooms two and three also have fitted wardrobes, bedroom three also has a vanity sink unit. The main bathroom is also fitted with a modern three piece white suite.

Externally the pattern imprinted driveway provides off road parking and continues along the side of the house and onto a the rear garden forming the patio area. Down the side of the house there is ample room for bin storage, while the rear garden offers a great degree of privacy, being mainly laid to lawn with a good selection of mature shrubs, with fence and hedgerow boundaries. A Victorian style street lamp compliments the patio area while a decking area to the bottom end of the garden provides a second seating area.

HOLMES CHAPEL OFFICE

01477 417000

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14 The Square, Holmes Chapel, CW4 7AB

DIRECTIONS

CW4 7JE - Elgin Avenue, Holmes Chapel

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops, including a number of quality delicatessens, butchers and bakers. There are a number of public houses and restaurants within reach and for the commuter access to the nearby Northwest motorway network is easily available at Junction 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 and a number of private sporting clubs, golf courses and equestrian centres within a short drive.

TENURE

Freehold

ENERGY PERFORMANCE RATING

EPC Rating D

SERVICES (NOT TESTED)

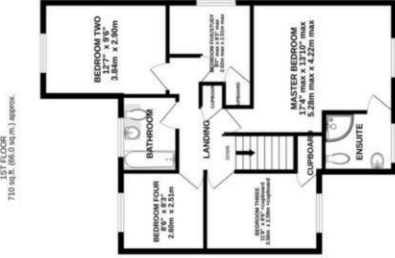
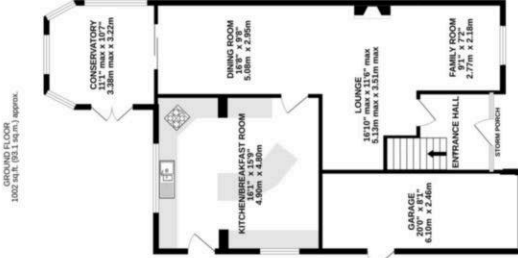
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, Council tax band E

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA - 1712 sq.ft. (158.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagage (2022)

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