



**GASCOIGNE
HALMAN**

80 Ravenscroft, Holmes Chapel
£520,000.00

THE AREA'S LEADING ESTATE AGENCY



Tucked away in a quiet cul-de-sac, this well presented four bedroom detached family home sits proudly on a generous corner plot, offering both space and privacy in a sought after area.

Property details

- Spacious family home in a popular location
- Set in a corner plot in the head of a cul-de-sac
- Living room, dining room, kitchen, utility room and bright conservatory
- Four bedrooms, additional room off bedroom two which could be used as a nursery, dressing room, study or converted into an en-suite
- Large private south westerly facing garden with decked area
- Garage and ample off road parking
- Potential to convert the loft and/or garage and/or extend, subject to usual planning permission
- Freehold property with easy access to the motorway, airport, primary and comprehensive school



About this property

Ravenscroft is located just a short walk from a primary and comprehensive school and offers easy access to the motorway, this home is perfectly positioned for families and commuters alike. The airport being typically a 30 minute drive.

Inside, the property features a welcoming living room with open fireplace with wood mantle, marble inset and hearth, glazed double doors lead to the dining area and in turn lead to the bright conservatory that opens onto a beautifully maintained private garden perfect for relaxing and entertaining. The well appointed kitchen is complemented by a good sized utility room and a convenient downstairs wc. There is also internal access to the garage for added ease.

To the first floor, you will find four well sized bedrooms. Bedroom two benefits from access to another room which could be used as a dressing room, nursery, study or presents itself with the opportunity for a conversion to an en-suite. The adjacent family bathroom consists of a modern white three piece.

Outside, the home boasts a large, fully enclosed private rear garden which wraps around the property, mainly laid to lawn with mature shrubs and fence boundaries. Offering a spacious decking and BBQ area perfect for outdoor enjoyment. With a picturesque outlook, a garage and ample off road parking this property must be viewed to be appreciated.











DIRECTIONS

CW4 7HJ

COUNCIL TAX BAND

F

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

Copper wire

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

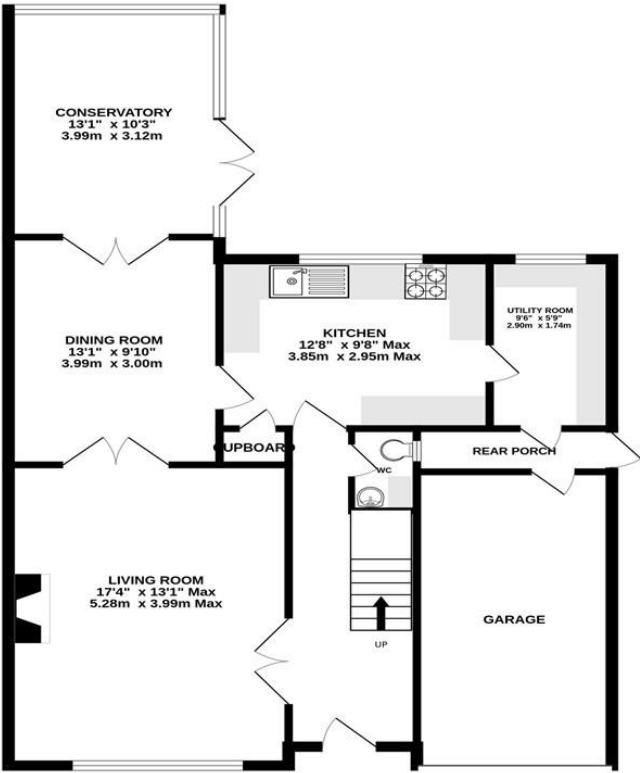
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

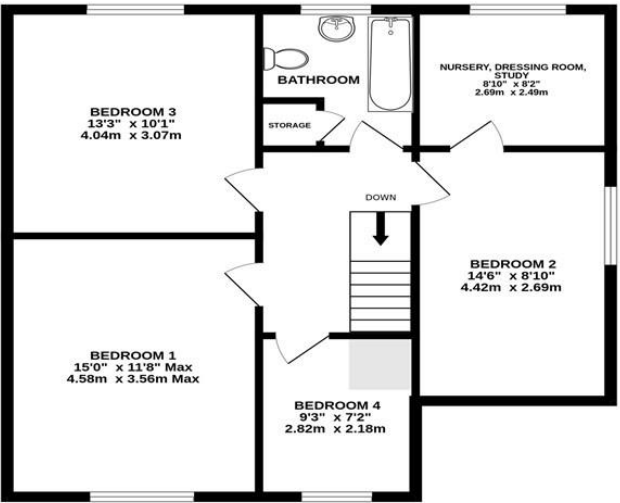
No

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GROUND FLOOR
950 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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