



**GASCOIGNE  
HALMAN**

1 Dornoch Court, Holmes Chapel  
**£380,000**

THE AREA'S LEADING ESTATE AGENCY



Within an easy walk to the centre of Holmes Chapel and the comprehensive school, a four bedroom detached family home with a generous garden giving ample scope to extend to the rear if required (subject to relevant consents)

## Property details

- A freehold detached family home in a sought after location
- Within an easy walk to the centre of Holmes Chapel and Comprehensive school
- Generous plot giving potential to extend if required
- Replacement uPVC double glazed windows and doors
- Two reception rooms, kitchen and utility room
- Four bedrooms, two with built in wardrobes/cupboard
- Three piece bathroom and a downstairs wc
- Parking to the front and a single garage
- A most delightful enclosed and colourful rear garden
- 



## About this property

Although this property may need a little updating in parts, it offers the scope for a new buyer to put their stamp on their new family home.

Having been well maintained and cared for over the years, this property offers perfectly liveable accommodation yet with plenty of scope to extend if required.

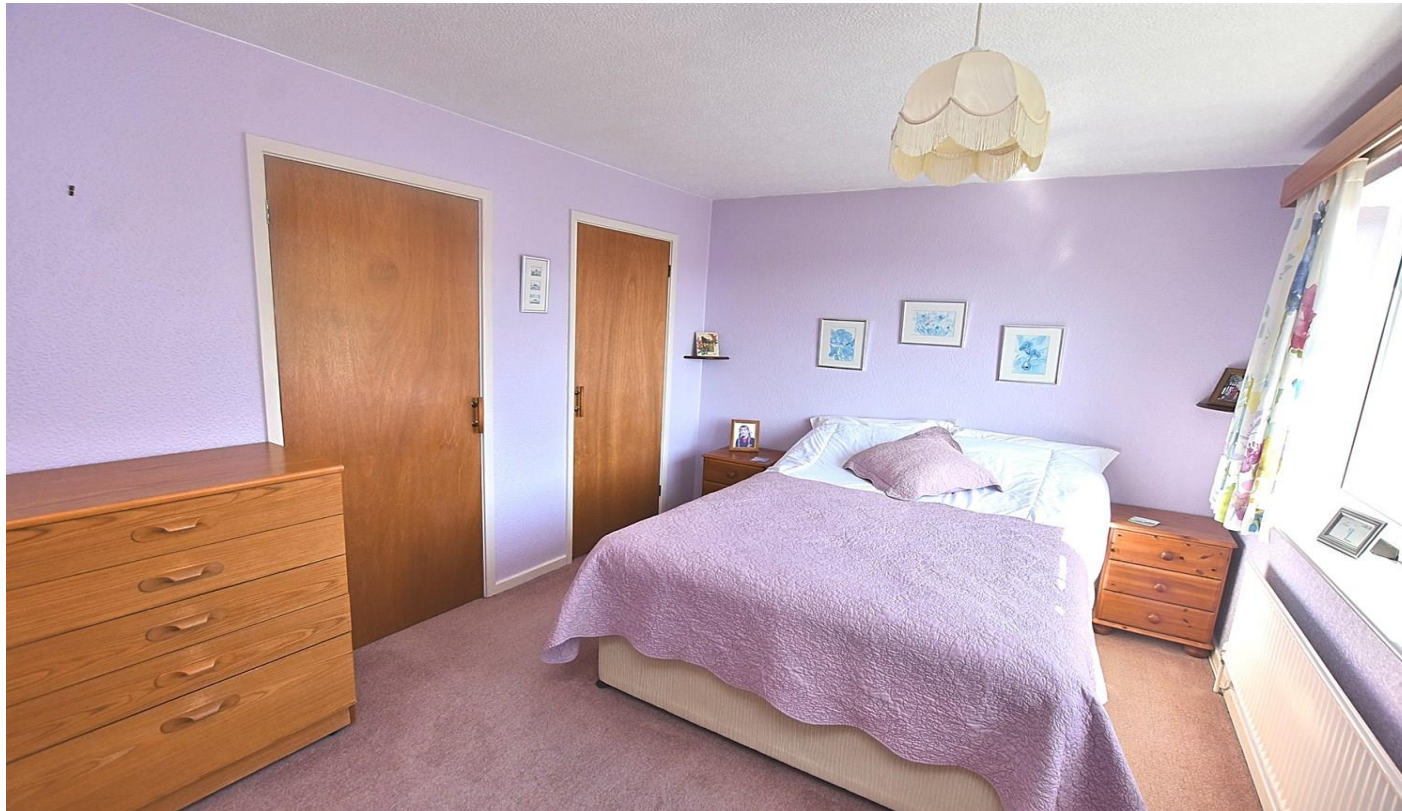
The property currently comprises of a downstairs WC off the hallway, while the living room has the stairs to the first floor and overlooks the front garden. A dining room overlooks the rear garden as does the fitted kitchen, with both rooms being next to each other, there is the possibility to open up the wall to create a generous kitchen diner with doors to the garden (subject to relevant consents). A utility room, off the kitchen provides space for a washing machine and gives access to the side pathway.

To the first floor there are four bedrooms, bedrooms one and two both have built in wardrobes/cupboards. The bathroom is fitted with a three piece suite.

A driveway to the front provides off road parking for two vehicles, in front of the garage, a pathway down the side of the house leads to the pretty rear garden with its well stocked borders giving an array of colour throughout the year. The remainder of the garden is laid to lawn with fence boundaries.

A freehold property which must be viewed to be appreciated.









## DIRECTIONS

CW4 7JD

## COUNCIL TAX BAND

D

## 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

D

## 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

Fibre to cabinet

## 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

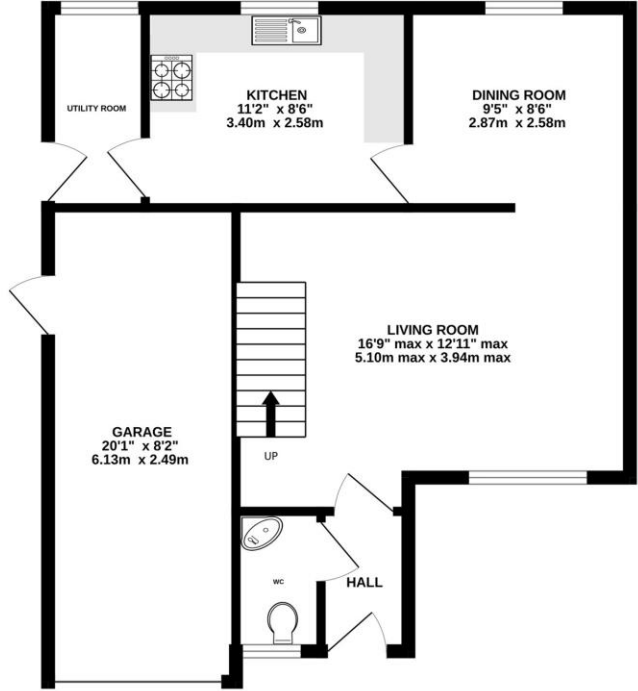
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

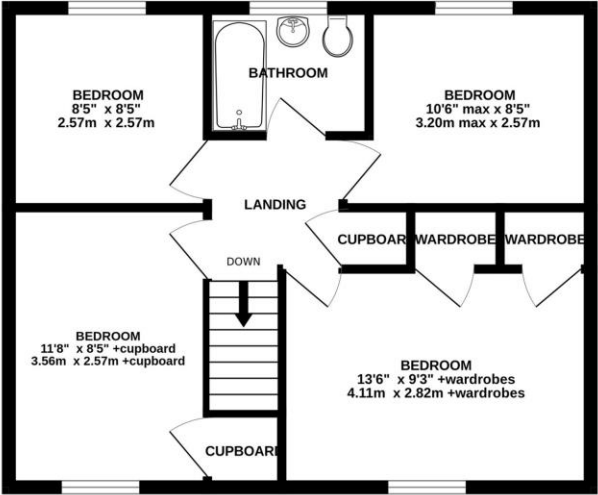
No

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GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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01477 417000 [holmeschapel@gascoignehalman.co.uk](mailto:holmeschapel@gascoignehalman.co.uk)  
14 The Square, Holmes Chapel, Cheshire, CW4 7AB