



**GASCOIGNE
HALMAN**

24 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £290,000

The Rufford design home constructed by Bellway homes, a generous three bedroom semi-detached property on a desirable development which is within each reach of all the facilities Holmes Chapel has to offer.

A freehold three bedroom property which has a number of further enhancements including integrated appliances and made to measure blinds.

A welcoming entrance hall, with access to the downstairs WC, opens to the large 'L' shape living room with a box bay window to the front, fitted with bespoke blinds, flooding the room with plenty of natural light. Across the rear of this home is the modern kitchen diner. Fitted with a range of appliances which include an oven, hob and extractor, along with a fridge freezer, dishwasher and washer/dryer. French doors from the dining area open on to the rear garden - ideal access for alfresco dining.

A staircase from the living room leads to the first floor where there are three bedrooms along with two bathrooms - the main family bathroom fitted with a modern three piece suite which includes a paneled bath, WC and wash hand basin, while the second bathroom is an en-suite shower room to the master bedroom, which includes a free standing shower enclosure.

The driveway down the side of the house provides off road parking, the property itself is set back behind an evergreen hedge and lawned frontage, while gated access at the side leads to the rear garden which is mainly laid to lawn with fence boundaries all offering a great degree of privacy.

Offered for sale with no upward chain

DIRECTIONS

CW4 8ET - 24 Severn Way, Holmes Chapel

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 council tax band C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating B

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.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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