



**GASCOIGNE  
HALMAN**

5 BLUEBELL ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £425,000

Immaculately presented three bedroom home in a desirable location in Holmes Chapel.

The Bluebell Green development is an extremely popular location. This particular property will not disappoint. Located towards the front, overlooking a green area, this three bedroom detached home is immaculate throughout.

As you enter you will be greeted by the light entrance hall which leads to the living room with feature fireplace and bay window, the open plan kitchen diner showcases modern finishes and integrated appliances, double doors open out to the beautiful garden. For added convenience the property benefits from under stairs storage and a downstairs wc.

To the first floor there are 3 double bedrooms. Bedroom one features a dressing area and en-suite shower room, while the second bedroom comes complete with a built in wardrobe. The family bathroom is perfect for unwinding after a long day. This property boast modern finishes throughout, creating a stylish and inviting atmosphere.

The garden of this property is one to note, as you step outside you have your own private oasis, offering an array of colour and beautifully landscaped benefitting from multiple paved areas to enjoy al fresco dining.

A single garage, plenty of off road parking and a view of the green area to the front, this property must be viewed to be appreciated.

#### 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.

#### TENURE

Freehold

#### LOCAL AUTHORITY

Cheshire East band D

#### ENERGY PERFORMANCE RATING

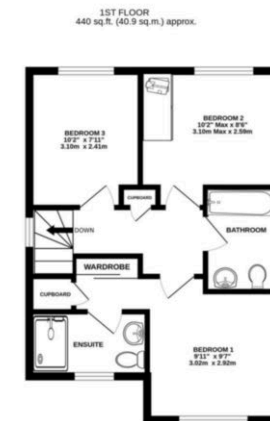
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#### VIEWING

Viewing strictly by appointment through the Agents.

#### SERVICES (NOT TESTED)

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



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### HOLMES CHAPEL OFFICE

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