



# **GASCOIGNE HALLMAN**

23 THATCH CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£400,000

A well maintained family home on the popular Prospect GB development in Holmes Chapel, being within an easy walk to the train station along with the facilities Holmes Chapel has to offer.

This particular property offers a spacious family home, offering bright and neutral decor throughout.

Accessed via the entrance hall, the attractive marble style floor tiles, flow through the hallway, downstairs wc and into the kitchen diner. The accommodation comprises of a living room overlooking the front with a large box bay window along with a media centre on one wall, which incorporates space for a large TV, electric fire and built in storage cupboards.

The heart of the home is the open plan kitchen diner overlooking the rear garden. The kitchen is fitted with a range of modern units with a complementing work surface over and integrated appliances, doors from the dining area open to the garden.

Off the kitchen is a very useful utility room with space for appliances and a door giving access to the side where there is plenty of space for storage of bins etc.

To the first floor there are four generous bedrooms, the main bedroom having built in wardrobes with sliding doors and a three piece en-suite shower room. The main bathroom is also fitted with a three piece suite.

Externally, the front is accessed via a footpath off Thatch Close, while the driveway, accessed from the rear, provides off road parking for two vehicles. Gated access from the driveway leads to the rear garden and in turn to the side giving access to either the utility room or the garage.

The rear garden is fairly low maintenance with fence boundaries.

raised boarders and astro turf.

#### DIRECTIONS

CW4 8GF - Thatch Close

#### 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 J18 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

Leasehold

#### LOCAL AUTHORITY

Cheshire East Council Tax Band E

#### ENERGY PERFORMANCE RATING

EPC Rating B

#### SERVICES (NOT TESTED)

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

#### VIEWING

Viewing strictly by appointment through the Agents.

## HOLMES CHAPEL OFFICE

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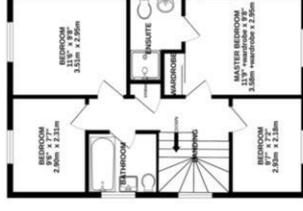


GROUND FLOOR  
120.00 sq ft (11.14 sq m) approx.



TOTAL FLOOR AREA: 120.00 sq ft (11.14 sq m) approx.  
Measurements are taken to the internal face of walls.

FIRST FLOOR  
160.00 sq ft (14.87 sq m) approx.



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