



**GASCOIGNE
HALMAN**

31 JAMES WALKER DRIVE, JAMES WALKER DRIVE,
HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £360,000

A most stunning and beautifully presented modern home with a fabulous landscaped rear garden, two driveways providing off road parking for three vehicles.

DESCRIPTION

Victoria Mills is a very popular development in the heart of Holmes Chapel. Being within walking distance to the facilities Holmes Chapel has to offer.

This particular property will not disappoint the buyer wanting a ready to walk into home which is immaculately presented both inside and out.

The accommodation comprises of a welcoming hallway with marble style tiled flooring, off the hallway is a very useful downstairs wc and under stairs storage cupboard. This double fronted home has a living room to one side along with a kitchen diner to the opposite side. The kitchen is fitted with modern sage units with a complementing quartz work surface with matching upstands. Integrated appliances include a dishwasher, washing machine and fridge freezer. The continuation of the marble style tiled flooring continues from the hallway to the kitchen diner. French doors from the dining area open to the rear garden.

To the first floor there are three double bedrooms, the master boasting a three piece en-suite shower room and fitted wardrobes with mirror sliding doors. The family bathroom is also fitted with a three piece modern suite.

The grounds are equally as stunning. The rear garden has been landscaped with a paved patio area, over which stands a pergola with roof tilting louvres which can be manually closed to create a sheltered space or opened to provide sunlight. Astro turf divides the two patio areas, next to the second one is a fantastic summer house which has been kitted out as an entertaining bar. A custom built shed down one side of the garden provides ample storage. A gate to the top end of the garden leads to the main driveway providing off road parking for

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

two vehicles, while the second driveway provides a further parking space.

A freehold property which must be viewed

DIRECTIONS

CW4 7GS - James Walker Drive, 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 C

ENERGY PERFORMANCE RATING

EPC Rating B

SERVICES (NOT TESTED)

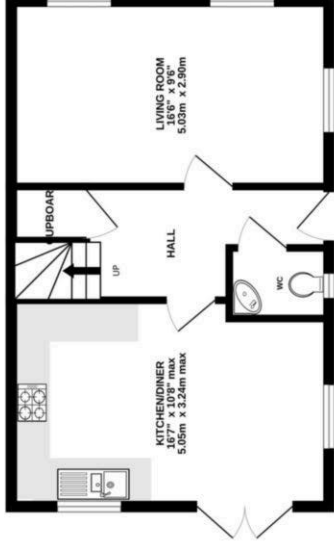
Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

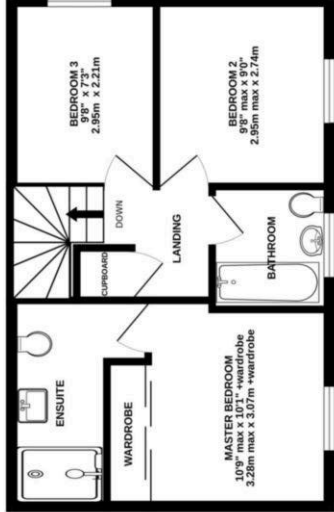
Viewing strictly by appointment through the Agents.

GASCOIGNE
HALMAN

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Merge3D2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.