

**GASCOIGNE
HALMAN**

4A DUNKIRK WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £395,000

With an impressive plot to the side and rear, a three double bedroom semi-detached new build property with a large open plan living dining kitchen, downstairs wc, en-suite to the master bedroom and a three piece family bathroom.

DESCRIPTION

Dunkirk Way is a very popular location just on the edge of Holmes Chapel yet within walking distance to the centre with all its amenities and train station.

This particular property forms one of four recently constructed properties, with a very generous garden plot.

Completed to a high standard throughout, including high end kitchen appliances, this spacious home will not disappoint.

The layout comprises of a living room overlooking the front, along with a downstairs wc and storage cupboard. The heart of the home has to be the open plan living dining kitchen with bi-folding doors opening to the garden. The kitchen is fitted with a range of modern units with a quartz work surface over, including an induction hob, angled extractor, integrated washing machine and dishwasher along with a Bosch oven and microwave oven.

To the first floor there are three double bedrooms, the master bedroom benefitting from a three piece white modern en-suite shower room with touch control illuminated wall mirror, the style of which is mirrored in the family bathroom.

The plot of this property really stands out, the driveway to the front provides off road parking for two vehicles, along with an EV charger, while the plot continues at the side and along to the rear. A substantial plot giving potential to extend in the future if required.

Energy consumption has been take into account with an air source heat pump system for the heating and water along with high quality

double glazing throughout.

A chain free freehold property which must be viewed.

DIRECTIONS

CW4 7GT - Dunkirk Way, 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

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 C

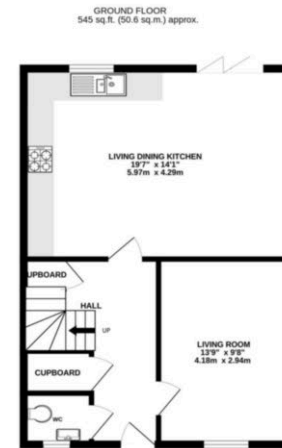
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TOTAL FLOOR AREA: 1089 sq ft. (101.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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