



**GASCOIGNE
HALMAN**

5 HOLLY CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £400,000

An immaculate and beautifully presented modern and contemporary home on the very popular Saltersford Gardens development, with off road parking and an open plan living dining kitchen overlooking the rear garden.

This modern home has been enhanced by the current owners to create a very modern and contemporary feel, with the wood panelling, media wall and secluded access to the under stairs storage.

Set over three floors, the accommodation comprises of an entrance hallway with stairs to the first floor and an ever useful downstairs WC. The main living accommodation is open plan with a modern kitchen with quartz worksurface and integrated appliances overlooking the front, dining area and a living room with two sets of French doors opening to the garden. A media wall has been installed to one wall along with a part partition to create a divide between the living room and dining area, this divide can be extended for a buyer who requires more formal separation of areas.

Slat panelling to one wall cleverly disguises access to the understairs storage area while a sleeping area specifically designed for our four legged furry friends, has been set into the wall.

The first floor has two large double bedrooms and bedroom four which would make an ideal home office. The main family bathroom is located on the first floor while the second floor has a master bedroom suite.

Comprising of a three piece shower room separate from the bedroom, the bedroom itself has fitted wardrobes to one wall, beyond which, is access to eaves storage. This large room has a view overlooking the front.

A driveway down the side provides off road parking while the rear garden is simply stunning. Having been landscaped with two tiled patio areas, raised boarders, a pergola, contemporary slat fencing to one side and astro turf making this a magnificent al-fresco dining

space.

A freehold property which must be viewed and can be available with no upward chain.

DIRECTIONS

CW4 8AE - Holly Close, 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

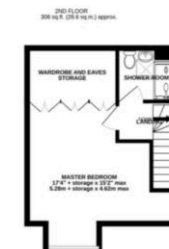
Cheshire East, council tax band D

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating B



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

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