



**GASCOIGNE
HALMAN**

70 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £425,000

An immaculately presented detached four bedroom family home offering ready to walk into accommodation

A stunning example of a freehold detached family home situated to the rear of the Brooklands development in Holmes Chapel, constructed by Bellway Homes.

Offering neutral decor throughout the bright living room has double doors opening to the kitchen diner which is the hub of this home. Having doors opening to the garden, the kitchen is fitted with a range of modern units and integrated appliances, off the kitchen, the utility room provides access to the side of the property. For added convenience there is a downstairs wc and internal access to the garage.

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

To the rear is a well maintained garden mainly laid to lawn with a patio area. With off road parking for two cars and a single garage with electric charge point this stunning property must be viewed to be appreciated.

DIRECTIONS

CW4 8FT- Severn Way, Holmes Chapel

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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 E

ENERGY PERFORMANCE RATING

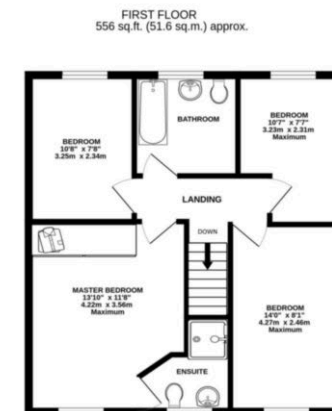
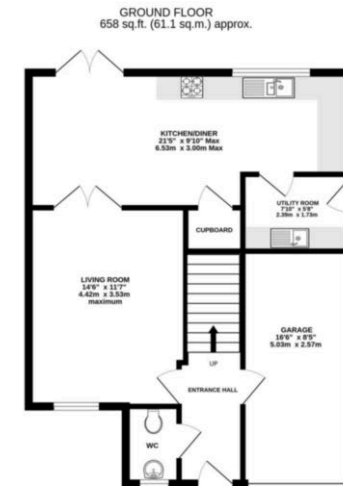
C

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: 1214 sq.ft. (112.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

**GASCOIGNE
HALMAN**

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.