



**GASCOIGNE  
HALMAN**

4 GEORGE JACKSON AVENUE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £340,000

An immaculately presented three bedroom semi-detached home on the very popular Anwyl Homes Victoria Mills development in the heart of Holmes Chapel with a south facing garden and off road parking.

### DESCRIPTION

Step into this beautifully enhanced previous show home offering stylish, low maintenance living in a highly sought after location. Stunningly presented throughout and ready to walk into this property is perfect for families, first time buyers or even the buy to let investor.

The ground floor features a bright and welcoming living room, leading through to a spacious kitchen diner complete with built in appliances. Double doors open out to the south facing garden. A handy downstairs wc adds for extra convenience.

Upstairs, you will find three well proportioned bedrooms, bedroom one with ensuite shower and built in wardrobes and wardrobes to bedroom two. The modern family bathroom completes the upper floor.

To the rear the garden is designed for easy maintenance with its artificial grass and paved patio area, perfect for summer nights with its south facing aspect.

With its turn key condition and thoughtful layout, this home truly has it all. An early viewing is highly recommended.

### DIRECTIONS

CW4 7GQ- George Jackson Avenue, 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.

### LOCAL AUTHORITY

Cheshire East band C

### TENURE

Freehold

### ENERGY PERFORMANCE RATING

B

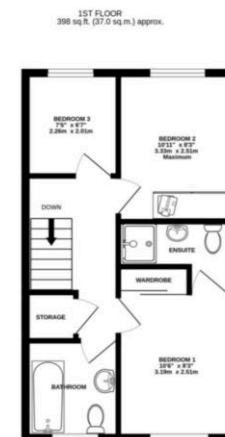
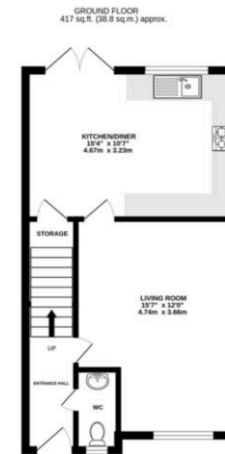
### VIEWING

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.

Currently, the Vendors details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



TOTAL FLOOR AREA : 815 sq ft. (75.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

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.