



**GASCOIGNE
HALMAN**

3 CARTMEL CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £445,000

Set in a generous garden plot with a driveway either side providing ample off road parking, with many recent enhancements by the current owner yet with the ability for a buyer to still add their own finishing touches.

DESCRIPTION

This particular property has already undergone a complete transformation with many improvements made including insulation to the vaulted living room ceiling, open plan concept, triple sliding doors to the side, full plumbing upgrade to modern 2 pipe system and installation of new boiler. Partial electrical upgrades. Not to mention the new flooring, replastering and new kitchen.

This lovely home still has the ability for a buyer to finish off to their own specification and landscape the gardens.

Currently the main living accommodation is accessed off the entrance hallway, which reveals an open plan living dining kitchen. Although being open plan, each area has its own identity, with the living room having triple sliding doors to the side while the dining area is next to the kitchen. The kitchen has been refitted with a range of modern units, a complementing work surface over which also forms a breakfast bar. A side porch is accessed off the driveway and opens to the kitchen along with opening up an area where plumbing has been supplied for a washing machine and dryer, this area also provides access to the rear garden.

The three bedrooms are all located to the rear, one of which has had the doorway altered to accommodate for a wall of storage, the two double bedrooms at the back have a window and door opening to the garden.

As mentioned, this is quite some plot, with the landscaping being a blank canvas for an incoming buyer to design to their own style, the rear garden is very private and currently has a large timber workshop which is approximately 15ft in length, gated access from the rear garden leads to the second driveway which runs down the side of the house. This second driveway could easily have double gates installed at the front, creating a wrap around garden accessed from the sliding doors from the living room.

Planning approval in place and under 'commencement of development' providing opportunity for creation of two additional rooms over the existing garage and porch footprint plus minor additional extension. Cheshire East planning permission:23/3566C

DIRECTIONS

CW4 7JS- Cartmel 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.

LOCAL AUTHORITY

Cheshire East band D

ENERGY PERFORMANCE RATING

D

TENURE

Freehold

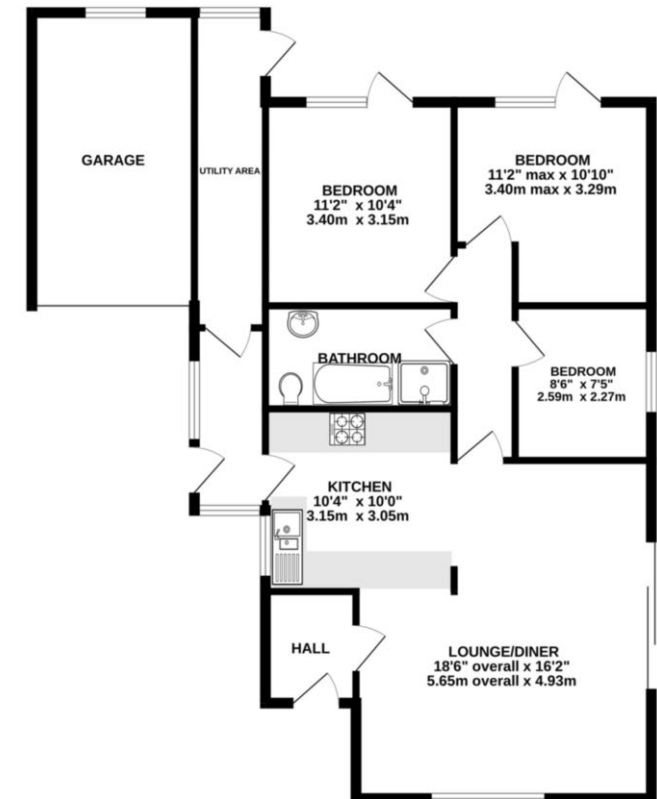
VIEWING

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.

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**GASCOIGNE
HALMAN**

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