



**GASCOIGNE
HALMAN**

20 ST. ANDREWS DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £425,000

A very spacious family home with a south westerly facing private rear garden, three reception rooms of which one would make an ideal guest bedroom if required.

DESCRIPTION

Offering tasteful and neutral decor throughout, this family home is ideally located just a short walk to the centre of Holmes Chapel with all its amenities and also just a short walk to Holmes Chapel Comprehensive School avoiding crossing any main roads.

Having been recently redecorated throughout with new carpets to the first floor, the accommodation comprises of a downstairs WC off the first entrance hall which also has a cloak cupboard for storage of shoes and coats. Doors open to the main hallway with a staircase to the first floor with a decorative iron balustrade. The living room to the front has a log effect burning stove, the living room opens to the kitchen diner. The kitchen is fitted with a range of modern units with a complementing work surface over while the dining area has doors to the garden.

Off the kitchen, an inner hallway has access to the driveway and to two further rooms which would make an ideal formal dining room or play room if required, this very useful room has a utility cupboard with plumbing for a washing machine along with a second storage cupboard which currently houses a tall freezer. Double doors open to a further room overlooking the garden which would make an ideal guest bedroom if desired.

The turning staircase to the first floor reveals all three generous bedrooms, bedroom one and two having the advantage of double built in storage and bedroom three a single built in wardrobe. The bathroom is fitted with a three piece suite which includes a large walk in shower enclosure.

To the front, a tarmac driveway provides off road parking while the rear garden is an absolute delight. Having a south westerly aspect it attracts the sun from late morning, into the evening. The garden has an

abundance of mature shrubs along with fence and hedgerow boundaries, all offering a great degree of privacy.

A freehold property in a sought after location, must be viewed

DIRECTIONS

CW4 7DN - St Andrews Drive, 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.

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC rating D

LOCAL AUTHORITY

Cheshire East council tax band D

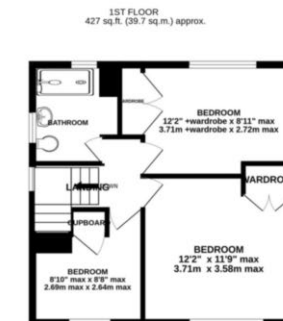
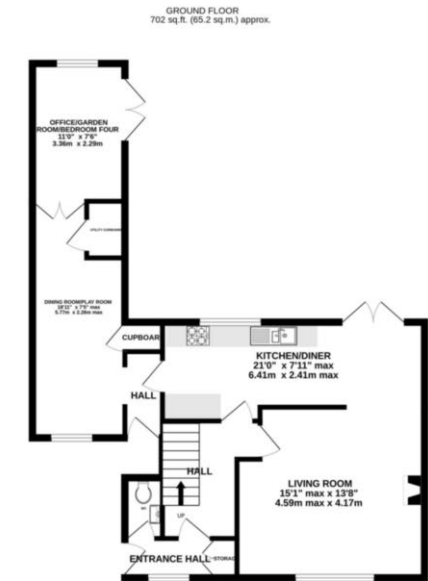
HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, Cw5 7AB

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TOTAL FLOOR AREA: 1129 sq ft. (104.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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