



**GASCOIGNE
HALMAN**

15 SADLERS CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £425,000

A large, tastefully presented and well maintained, four bedroom semi-detached home located in the heart of Holmes Chapel with a south facing rear garden.

This lovely family home has been extended over the years to create substantial living accommodation which is in excess of 1700 sq ft.

The accommodation briefly comprises of a large living room opening to the impressive 'L' shape conservatory with views over the garden, a kitchen diner, utility room, downstairs shower room along with an integral garage and workshop.

To the first floor there are four generous bedrooms along with a three piece white bathroom.

The rear south facing garden has a large paved patio area, lawned garden, fence and hedge boundaries, all offering a great degree of privacy with a large timber shed.

A driveway to the front provides off road parking. Sadlers Close is just a short walk to the centre of Holmes Chapel with all its amenities including the train station and schools.

DIRECTIONS

CW4 7EG - Sadlers Close, 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

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

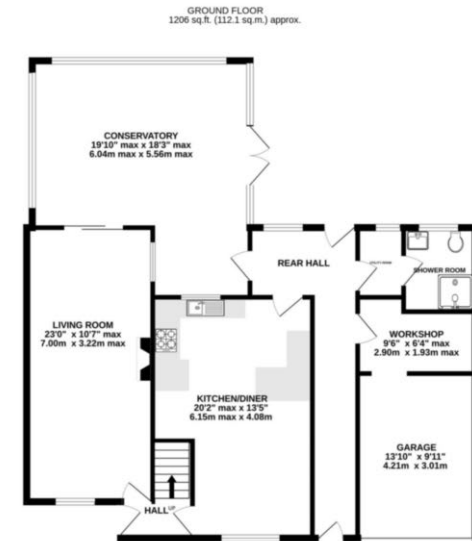
Cheshire East, council tax band D

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating D



TOTAL FLOOR AREA: 1715 sq.ft. (159.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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