



**GASCOIGNE  
HALMAN**

1 TROON CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £395,000

A fabulous opportunity to purchase a three bedroom property with a generous garden, integrated garage and conservatory all within a short walk to schools and amenities.

### DESCRIPTION

Tucked away in a quiet and desirable cul-de-sac just off Portree Drive, this well presented three bedroom detached home offers spacious and versatile living in a sought after residential setting.

The ground floor features a bright and airy open plan living dining area, a well equipped kitchen and a charming conservatory that opens to the generous rear garden. The mature garden has a perfectly positioned patio area, is mainly laid to lawn with a beautiful variety of shrubs, and trees.

Up the turning staircase you'll find three good sized bedrooms and a spacious family bathroom.

With its integrated garage, off road parking, a location within easy reach of local amenities and a short walk to Holmes Chapel Comprehensive School this property has it all.

An ideal home for families, first time buyers or anyone seeking comfort, convenience, and a tranquil yet connected lifestyle.

Early viewing is highly recommended.

### 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.

### DIRECTIONS

CW4 7HS- Troon Close, Holmes Chapel

### TENURE

Freehold

### VIEWING

Viewing strictly by appointment through the Agents.

### LOCAL AUTHORITY

Cheshire East band D

### ENERGY PERFORMANCE RATING

D

## HOLMES CHAPEL OFFICE

01477 417000

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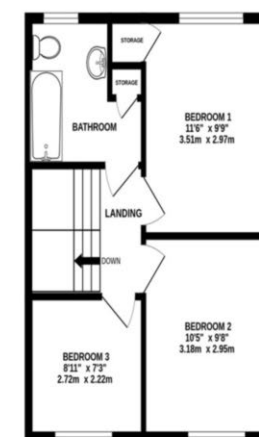
14 The Square, Holmes Chapel, CW4 7AB

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GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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