



**GASCOIGNE
HALMAN**

15 CROFTERS COURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £300,000

A beautifully presented three bedroom home with off road parking, enclosed private rear garden along with neutral and tasteful decor throughout coupled with an extended hallway providing ample storage.

DESCRIPTION

Crofters Court is the most perfect location being just a short walk into the centre of Holmes Chapel with all the amenities this lovely village has to offer including schools, shops and train station.

This particular property will not disappoint, located towards the bottom end of Crofters Court, in the past this home has had an extension to the front providing a larger hallway with ample storage. The vaulted ceiling of the hallway provides a light and airy feel. The remainder of the accommodation is very tastefully presented throughout offering ready to walk into accommodation.

The interior comprises of a modern kitchen overlooking the front, the kitchen has space for appliances along with room for a breakfast table if required, while the lounge diner spans the rear of the property overlooking the private garden. The lounge diner has doors opening to the garden along with a central fireplace.

To the first floor there are three bedrooms, the main bedroom having two double built in wardrobes, while the bathroom is fitted with a three piece white suite.

Externally, the front has been block paved to provide off road parking with hedge boundaries either side, a further parking space is available within the communal parking area, gated access down the side of the house leads to the rear garden with its Indian Stone paved patio, astro turf, timber shed and an abundance of mature trees and shrubs.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignealman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

DIRECTIONS

CW4 7EX - Crofters Court, 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

LOCAL AUTHORITY

Cheshire East council tax band C

ENERGY PERFORMANCE RATING

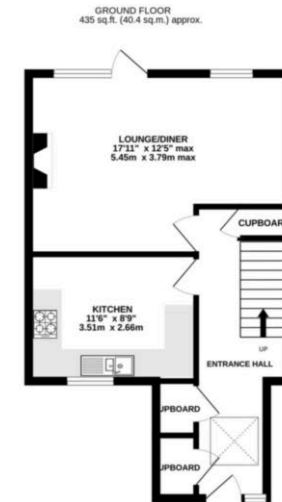
EPC rating C

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.



TOTAL FLOOR AREA : 813 sq ft (75.5 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

**GASCOIGNE
HALMAN**

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.