



**GASCOIGNE
HALMAN**

4 DUNOON CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £300,000

Charming 3 bedroom semi detached home in a sought after location in Holmes Chapel

DESCRIPTION

Dunoon Close is nestled in a highly desirable area just a stones throw from the River Croco and scenic countryside walks, this well presented three bedroom semi detached home offers the perfect balance of convenience, being only a short walk to the local comprehensive school, whilst still enjoying the peace and quiet of a residential setting.

Inside the home it features a spacious open plan living dining area, the kitchen offers ample storage and built in appliances and leads to the garden. A door from the living area gives access up the stairs to the first floor where you will find a generous four piece white family bathroom and three bedrooms, bedroom two offers built in wardrobes providing plenty of storage.

Outside the property benefits from a private garden which is mainly laid to lawn with mature shrubs and trees, off road parking, and a garage.

Offered with no onward chain, early viewing is recommended.

DIRECTIONS

CW4 7LL - Dunoon 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

LOCAL AUTHORITY

Cheshire East council tax band C

ENERGY PERFORMANCE RATING

EPC rating D

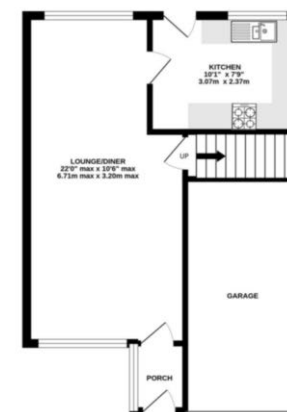
SERVICES (NOT TESTED)

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

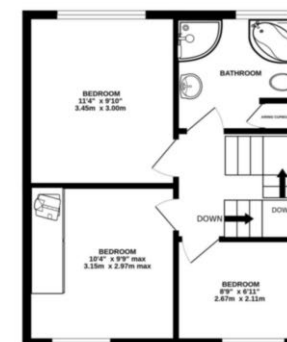
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
452 sq. ft. (42.0 sq.m.) approx.



1ST FLOOR
409 sq. ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq. ft. (80.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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