



**GASCOIGNE
HALMAN**

9 HOLLY CLOSE, HOLLY CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£175,000

An immaculate 50% shared ownership spacious and well presented home within a popular location. Set over three floors with three double bedrooms and two bathrooms (one being en-suite to the master bedroom).

The asking price represents a 50% share in this beautiful home, immaculately presented throughout.

With herringbone flooring throughout the ground floor, this impeccable home offers a downstairs WC, a kitchen to the front fitted with a range of modern units along with a contrasting work surface over, while the lounge diner overlooking the rear offers plenty of space for two defined areas. French doors from the living room open to the garden.

To the first floor there are two double bedrooms along with the main family bathroom fitted with a three piece white suite, while to the second floor the master bedroom has a large walk in wardrobe at the top of the landing along with a three piece en-suite shower room.

Overlooking the play park to the front and towards the head of the Cul-de-sac, the driveway provides off road parking for at least two vehicles, access down the side of the house leads to the rear garden which has been created to be a low maintenance entertaining space with a large composite decking area, astro turf and paved patio all with fence boundaries.

DIRECTIONS

CW4 8AE - Holly 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

Leasehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

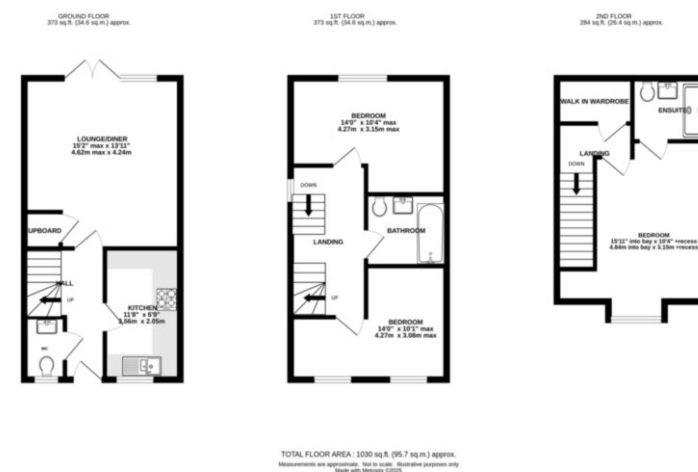
Cheshire East council tax band C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating B



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