



**GASCOIGNE  
HALMAN**

65 PORTREE DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



| £475,000

A beautifully presented freehold detached family home with a generous plot, ideally located within just a short walk to the Comprehensive School along with Holmes Chapel centre with all its amenities.

#### DESCRIPTION

Available for sale with no upward chain, a bright, airy, neutral and well maintained family home within an ideal location being just a short walk to all the amenities that Holmes Chapel has to offer including the Schools, centre and train station.

The property boasts two reception rooms, a living room to the front and a dining room overlooking the rear garden. Next to the dining room is a modern, well equipped kitchen with complementing work surfaces while a large boot room/utility gives access to the garden and internal access to the garage. With plenty of scope here to incorporate the kitchen into the utility room, or the opposite way into the dining room to create a large open plan concept.

Off the hallway is a very useful downstairs WC along with a staircase to the first floor. To the first floor there are four generous bedrooms, the main bedroom with built in wardrobes with mirror sliding doors along with a three piece en-suite shower room. The main bathroom is fitted with a three piece white suite.

Externally, there is a driveway to the front providing off road parking along with a generous lawned front garden, access down the side of the house leads to the rear garden which is particularly private. This lavish garden offers an abundance of mature plants, while the remainder of the garden is mainly laid to lawn with fence boundaries.

A freehold property, with no chain which has been well-maintained throughout.

#### DIRECTIONS

CW4 7JB - Portree Drive, 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

#### ENERGY PERFORMANCE RATING

#### 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 F

#### VIEWING

Viewing strictly by appointment through the Agents.

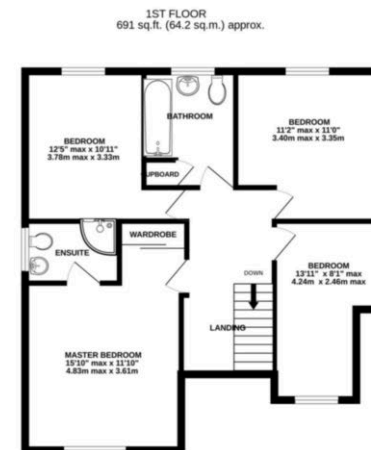
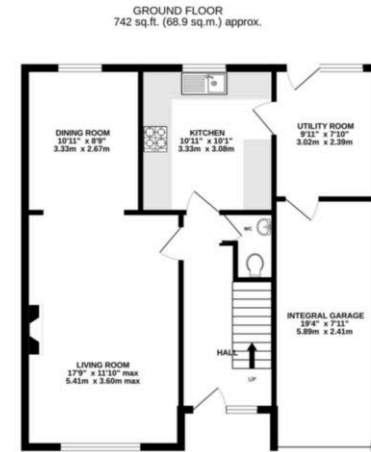
#### HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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