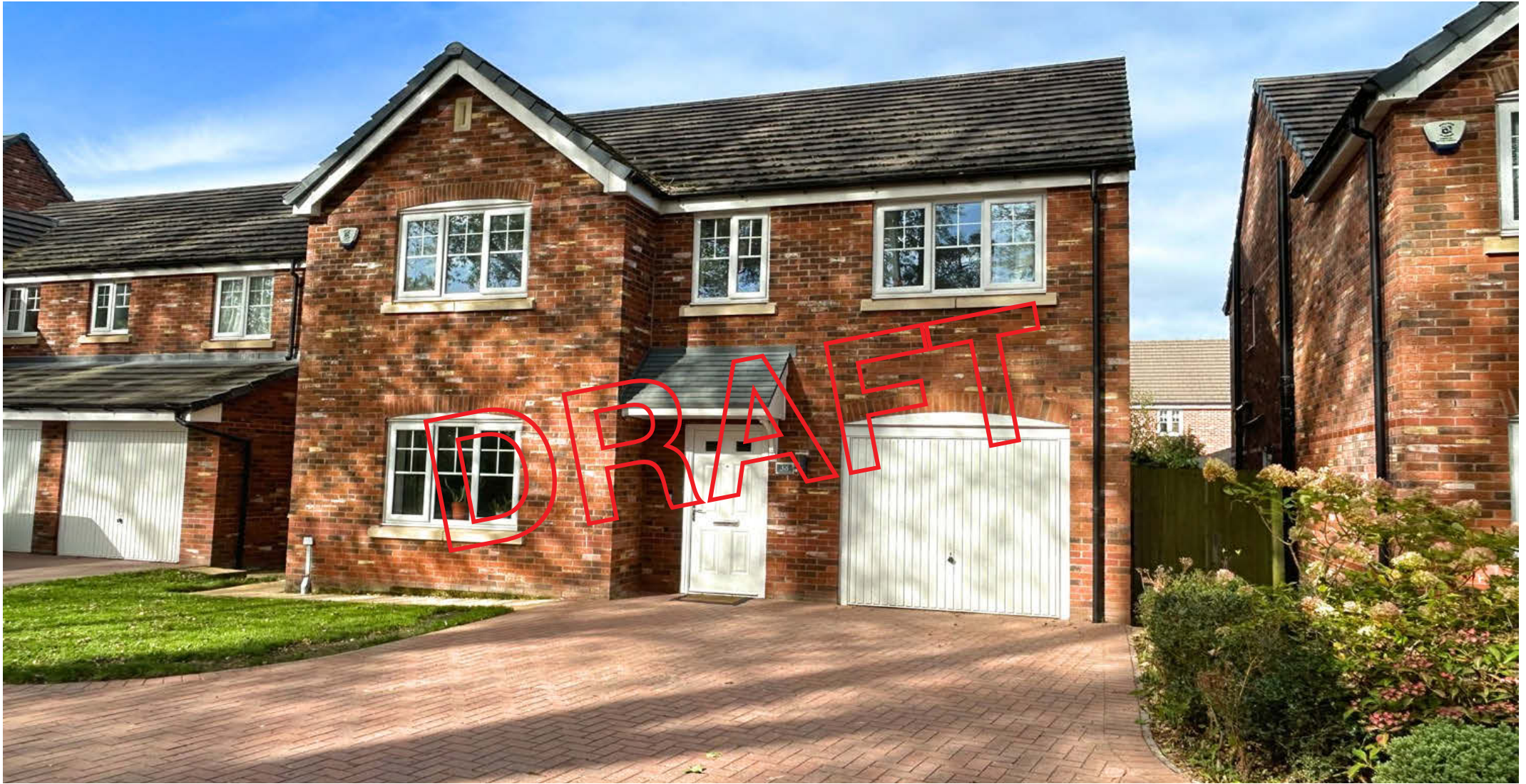




**GASCOIGNE
HALMAN**

38 COTTON FIELD ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



38 COTTON FIELD ROAD, HOLMES CHAPEL

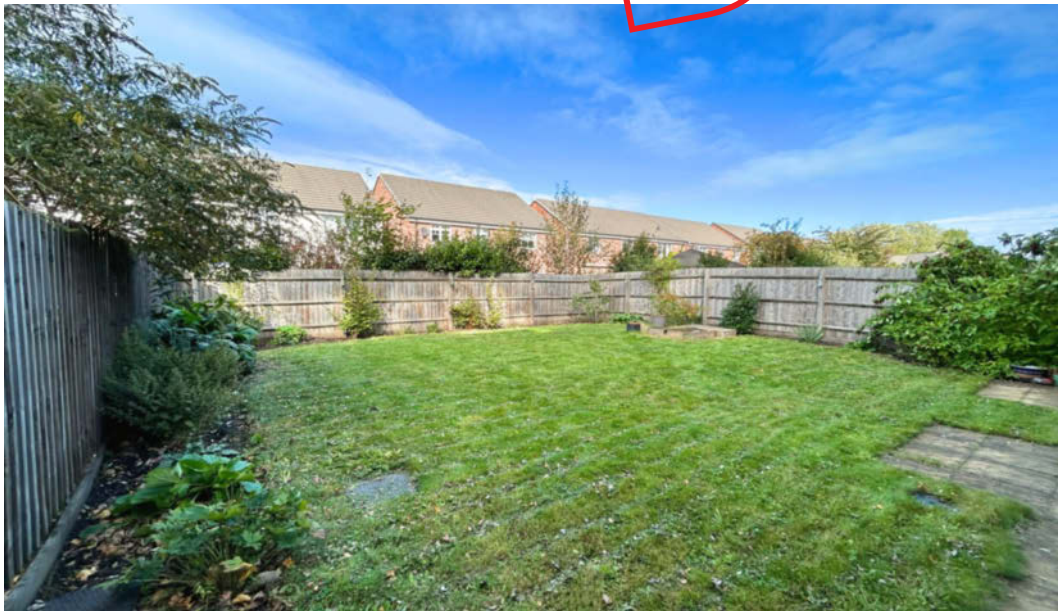
£529,995

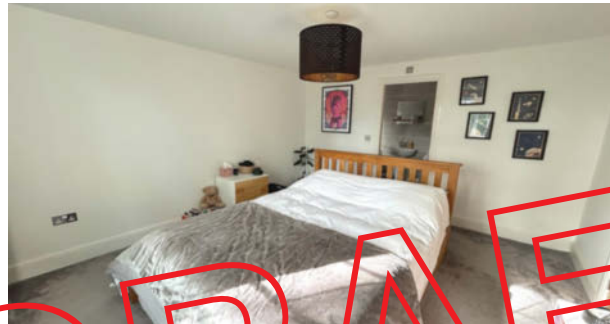
Located within a sought after location within this popular development, a five bedroom, two bathroom (one en-suite), detached family home with a private aspect to the front and off road parking.

This particular development constructed approximately 8 years ago is just a 10 minute walk to the centre of Holmes Chapel with all its amenities and also a short walk to Holmes Chapel Comprehensive School.

Tastefully presented throughout, this spacious family home boasts a living room to the front, while the heart of the home has to be the open plan living dining kitchen across the rear of the house with two sets of French doors opening to the garden. The kitchen is fitted with a range of modern units along with a range cooker, granite work surfaces and a breakfast bar. Off the kitchen is a very useful utility room with space for further appliances.

The entrance hall has the benefit of a downstairs WC and understairs storage cupboard. Internal access from the hallway could be made into the garage if a buyer required.





To the first floor there are five generous bedrooms, the main bedroom has a four piece en-suite shower room while the family bathroom is also fitted with a four piece suite.

Externally the block paved driveway to the front provides off road parking, the front overlooks a green area, while the rear garden, with its fence boundaries, is mainly laid to lawn - a blank canvass for an incoming buyer to landscape to their own requirements.

A freehold property in a popular location.

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 7PD - Cotton Field Road, Holmes Chapel

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East council tax band F

ENERGY PERFORMANCE RATING

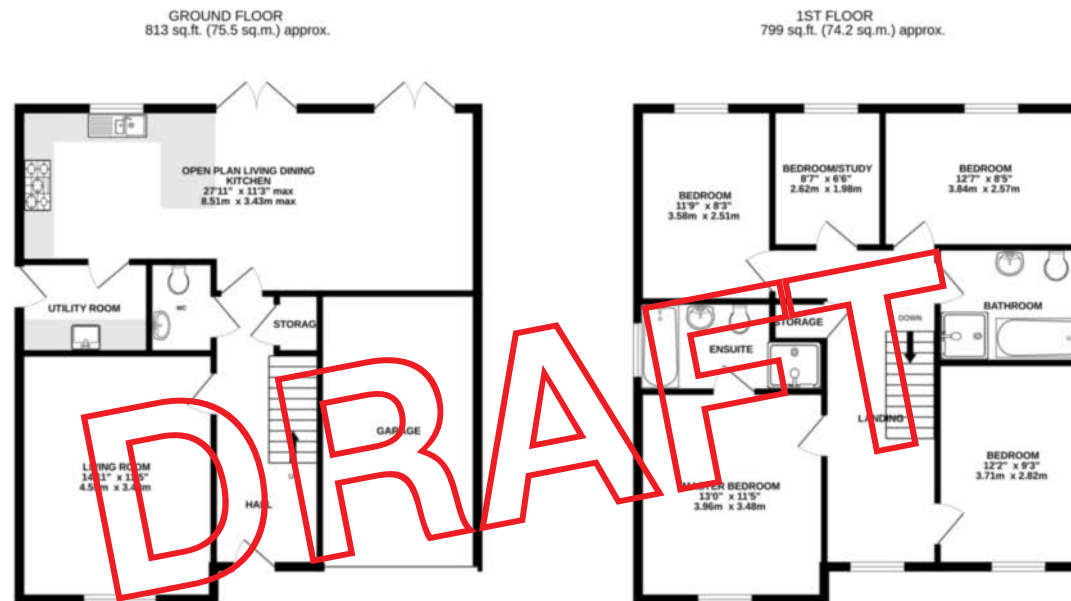
EPC rating B

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 : 1611 sq.ft. (149.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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