



**GASCOIGNE
HALMAN**

1 VIOLET WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£470,000

Located within the extremely popular Bloor Homes Bluebell Green development, an immaculately presented four bedroom detached home with a delightful partly walled rear garden.

Bluebell Green is an extremely popular development just on the edge of Holmes Chapel yet with its various pathways, it's within an easy walk to the centre of Holmes Chapel with all its amenities including the shops, schools and train station.

This particular property is tastefully decorated and very well presented throughout offering ready to walk into accommodation.

With both living areas accessed off the hallway, with its downstairs WC, double doors open to the large living room with a box bay window, this room is large enough to have as a lounge/diner if required, while the kitchen diner, to the opposite side of the house, has French doors opening to the garden. The kitchen is fitted with a range of modern units along with a complementing work surface over and integrated appliances, the units of which are mirrored in the utility room.

To the first floor there are four generous bedrooms, the main bedroom has built in wardrobes to one wall, with mirror sliding doors along with a three piece en-suite shower room. The main family bathroom is fitted with a four piece white suite which also includes a large shower enclosure.

A driveway to the side provides off road parking in front of the detached garage, while the rear garden, with its fence and walled boundaries, offers a great degree of privacy. Mainly laid to lawn with some mature shrubs, paved patio and a pergola over a seating area. Gated access from the garden leads to the driveway.

A freehold property in a sought after location offering ready to walk into accommodation.

DIRECTIONS

CW4 7FY - Violet Way, 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

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 E

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating B

HOLMES CHAPEL OFFICE

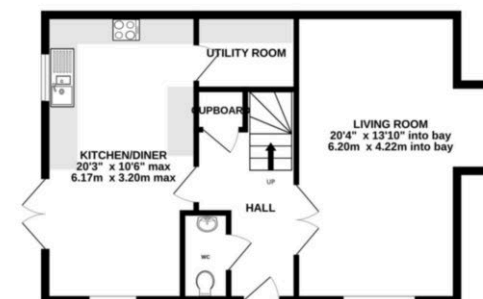
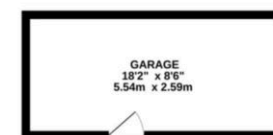
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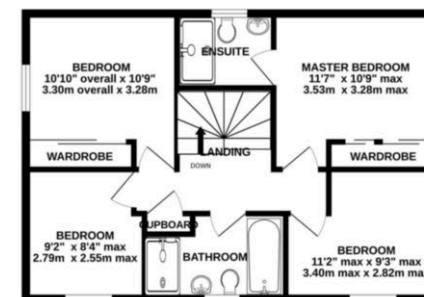
14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
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GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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