



**GASCOIGNE
HALMAN**

79 WESTWAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £450,000

A deceptively spacious four bedroom semi-detached property which has been extended to create a large family home with lounge, play room along with open plan living dining kitchen, utility, downstairs wc, en-suite and bathroom.

DESCRIPTION

This beautifully presented family home has been sympathetically extended and enhanced to meet the needs of a growing family.

Ideally located on Westway between two walk ways, one of which leads into the village centre with all its amenities including the library and medical centre, the other leads to Holmes Chapel Primary School, ensuring the school, pre-school and nursery are just a three-minute walk away.

Lounge with dual aspect windows, along with a family room/play room with French doors onto the rear garden. Off the family room, there is a very conveniently positioned downstairs wc. The large 'L' shape open plan living dining kitchen with central island seating four really is the heart of this family home

With French doors onto the garden, there is ample room for a dining and family area. The kitchen is fitted with modern units with a contrasting work surface along with an integrated dishwasher and fridge. The units in the kitchen are mirrored in the very useful utility room which links the house to the garage. The utility area provides a large room with space for a washing machine, tumble dryer and space for a large American style fridge freezer and also provides internal access to the garage.

To the first floor there are four generous bedrooms, the master bedroom appreciating a three piece white en-suite shower room, while the main bathroom is fitted with a three piece white suite including a 'P' shape bath with shower over.

It's the grounds of this property which really stand out, not only is the property set in an enviable location on Westway, with the circular green to the front and impressive driveway, the rear garden is quite substantial, a beautifully landscaped garden, fence and hedgerow boundaries,

space for a garden shed all offering a great degree of privacy.

This property must be seen to be appreciated.

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops, including a number of quality delicatessens, butchers and bakers. There are a number of public houses and restaurants within reach and for the commuter access to the nearby Northwest motorway network is easily available at Junction 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 and there are a number of private sporting clubs, golf courses and equestrian centres within a short drive.

DIRECTIONS

CW4 7DG- Westway, Holmes Chapel

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band D

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

D

SERVICES (NOT TESTED)

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

HOLMES CHAPEL OFFICE

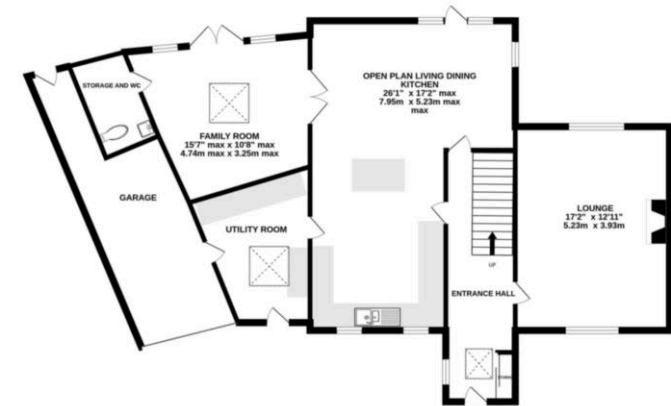
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**GASCOIGNE
HALMAN**

GROUND FLOOR
1103 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1749 sq.ft. (162.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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