



**GASCOIGNE  
HALMAN**

22 ST. ANDREWS DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



**£475,000**

Located in a generous corner plot with ample potential to extend to the side if desired (planning approval in place, Cheshire East reference 23/3859C) within just a short walk to Holmes Chapel Comprehensive and the centre with all its amenities.

Having recently appreciated many enhancements including a new heating system, refitted kitchen, decorated throughout along with new carpets to the first floor and hard wearing laminated flooring to the ground floor, this particular property offers ready to walk into accommodation yet with the ability for a buyer to continue enhancing to add their own stamp onto this home.

Internally the hallway opens to the living room with its large window overlooking the front garden, while the dining area opens to the conservatory which appreciates views across the garden. The kitchen, as mentioned, has been fitted with a range of new units and work surfaces, just off the kitchen, access can be found to the garage and workshop. A huge space, giving enough room for a utility area. The garage can also be accessed via the new roll up electric door, this large space offers the potential for a buyer to convert into any room they like including a gym or home office.

To the first floor there are four bedrooms along with the three piece bathroom.

Externally, the property has two driveways providing ample off road parking. A carport to the side can easily be removed to cater for an even larger garden or to extend out to the side if desired. The remainder of the rear garden is mainly laid to lawn with hedge boundaries along with an abundance of fruit trees creating its own orchard.

A freehold property in a popular location with no upward chain.

## DIRECTIONS

CW4 7DN- St Andrews 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.

## ENERGY PERFORMANCE RATING

EPC Rating D

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East band E

## VIEWING

Viewing strictly by appointment through the Agents.

## SERVICES (NOT TESTED)

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

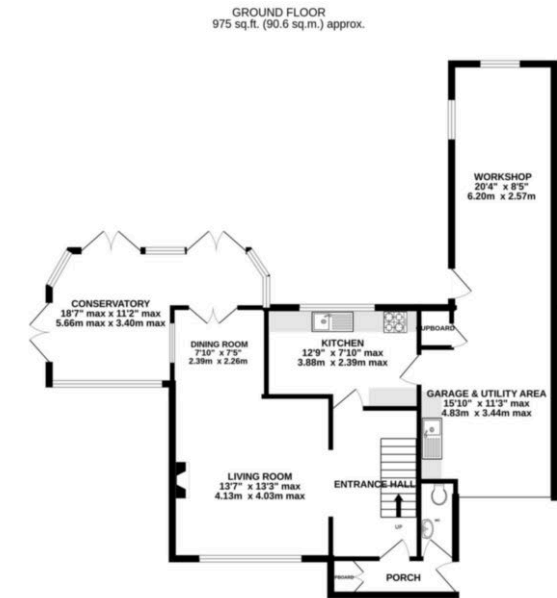
## HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA: 1581 sq.ft. (146.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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