



**GASCOIGNE
HALMAN**

5 TWEMLOW LANE, TWEMLOW, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £375,000

Set within a semi-rural location with views over Cheshire Farmland to the rear, a three bedroom semi-detached home which has been extended to the rear to create a lounge/diner overlooking the rear garden and a sitting room overlooking the front garden.

Ideally located having easy access to the facilities Goostrey village has to offer and Holmes Chapel and yet just a short walk to Goostrey train station which is on the main Crewe to Manchester train line.

Although in need of some updating in parts, this well cared for property has been owned by the current family for many years as a much loved home. Offered for sale with no upward chain, this extended property comprises of a sitting/living room to the front with large bay window, while the dining room to the rear has been extended to create a lounge diner with sliding doors opening to the garden. The galley kitchen has a serving hatch to the dining area. Off the kitchen the extension has created a rear hall which leads to the side driveway and a downstairs WC which has plumbing to create a shower room if desired.

To the first floor there are three bedrooms, two of which have built in wardrobes while the bathroom is fitted with a two piece suite, the WC being separate.

The driveway provides off road parking for a number of vehicles while the garage could do with some attention, gated access from the driveway leads to the rear garden which is mainly laid to lawn with hedge and fence boundaries.

An ideal opportunity for a buyer to put their own stamp on this delightful property in a very popular location.

DIRECTIONS

CW4 8DT - Twemlow Lane, Twemlow

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignealman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

LOCATION

Goostrey is the nearest and much sought after semi-rural village situated almost equidistant between the towns of Knutsford and Holmes Chapel and surrounded by delightful open countryside. Day to day requirements are met by the local shopping within the village whilst the larger village of Holmes Chapel and Knutsford Town Centre cater for more comprehensive needs. Excellent educational facilities are catered for in both the state and private sector with the primary school in the village having a good reputation. The rail station is on the main Manchester - Crewe - London line and access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6. Manchester International Airport is also within easy reach. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Brereton Country Park and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

SERVICES (NOT TESTED)

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

ENERGY PERFORMANCE RATING

TENURE

Freehold

VIEWING

Viewing strictly by appointment through the Agents.

LOCAL AUTHORITY

Cheshire East council tax band D



TOTAL FLOOR AREA: 1042 sq ft (96.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HALMAN**

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