



11 Gleneagles Drive, Holmes Chapel £340,000

GASCOIGNE HALMAN











Beautifully presented 3 bedroom semi detached home in a highly sought after location in Holmes Chapel

Property details

- Sought after cul-de-sac location within Holmes Chapel
- Exceptionally presented throughout
- Two spacious reception rooms
- Large conservatory overlooking the garden
- Three bedrooms, two with built in storage
- Modern three piece bathroom suite
- Wrap around garden to the rear and side, offering excellent outdoor space







About this property

Tucked away in a peaceful cul de sac within one of Holmes Chapel most popular residential areas, this immaculate three bedroom semi detached home offers generous living space, excellent outdoor areas and superb convenience.

Inside, the property features two reception rooms, a lounge through diner and the converted garage, which is a great space for a play room or office. A well appointed kitchen and large conservatory that extends the living space and over looks the garden. Upstairs, you'll find three good-sized bedrooms, with built in storage to two and modern three piece bathroom suite.

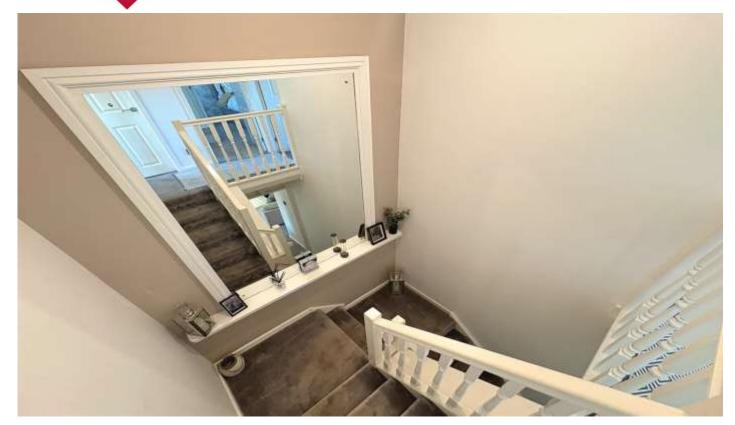
Outside, the home benefits from wrap around gardens to the rear and side, providing plenty of space for children to play, outdoor dining on the raised decking area, or further landscaping. To the front there is off road parking, adding to the property's everyday practicality.

Located just a short walk from Holmes Chapel Comprehensive School and within easy reach to local amenities, transport links and scenic village surroundings, this turn key property must be viewed to be appreciated.





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DIRECTIONS

CW47JA

COUNCIL TAX BAND

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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 BC

EFFICIENCY RATING

D

VIEWING

Viewing strictly by appointment.

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

N/A

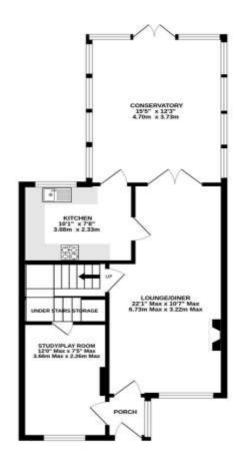
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR 639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR 405 sq.ft. (37.6 sq.m.) approx.







THE AREA'S LEADING ESTATE AGENCY

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