



**GASCOIGNE
HALMAN**

11 Gleneagles Drive, Holmes Chapel
£340,000

THE AREA'S LEADING ESTATE AGENCY



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.







DIRECTIONS

CW4 7JA

COUNCIL TAX BAND

C

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

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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



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



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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