



**GASCOIGNE
HALMAN**

11 GLENEAGLES DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £340,000

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

DESCRIPTION

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- Gleneagles 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.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band C

ENERGY PERFORMANCE RATING

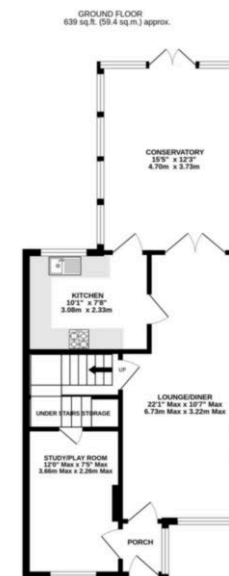
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SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.



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