



**GASCOIGNE  
HALMAN**

12 DOG ROSE PLACE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£395,000

A most stunning detached home, in a most generous plot with wrap around gardens - front, side and rear offering the potential to extend if desired, subject to relevant planning consents. Presented beautifully throughout.

Not only is this particular property located on one of the most popular new developments in Holmes Chapel - Bluebell Green, constructed by Bloor Homes, it is also located in one of the most sought after positions on the development.

This particular three bedroom home is quite unique for this development, benefitting from generous gardens to the front, side and rear.

Tastefully presented throughout, the property offers ready to walk into accommodation comprising of a downstairs wc off the hallway along with an under stairs storage cupboard. Dual aspect living room with a feature log burning stove nestled into one corner, while the kitchen is fitted with a range of modern units and French doors from the dining area opening to the garden.

To the first floor there are three bedrooms, the master bedroom having a generous three piece en-suite shower room and built in wardrobes.

The driveway down the side provides off road parking. As mentioned this particular property is in an enviable location on this cul-de-sac, with a private aspect to the front, overlooking a small copse, a deep verge to the front along with a part walled rear garden, wrapping from the side and to the rear.

A wooden pergola frames the paved patio area, while a timber insulated summer house measuring 12ft5 x 9ft1 complete with electrics, offers an ideal den for a teenager, a summer house or a home office for the work from home buyer.

A freehold property in a most sought after location which is just stunning inside and out.

#### DIRECTIONS

CW4 7GL - Dog Rose Place, 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

#### 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.

#### LOCAL AUTHORITY

Cheshire East council tax band D

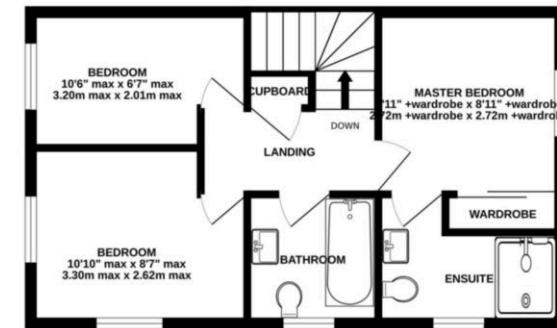
#### ENERGY PERFORMANCE RATING

EPC Rating: B

GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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