



**GASCOIGNE
HALMAN**

5 STIRLING COURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£435,000

In a sought after location a spacious 4-bed detached home with living room, dining room, conservatory, modern kitchen, garage, private drive, and large west facing garden. Close to schools, amenities, and transport links

DESCRIPTION

This well presented four-bedroom detached house presents an exceptional opportunity for families seeking spacious and versatile living in a desirable residential location, only being a short walk to the Comprehensive school.

Upon entering, you are welcomed by a hallway that leads to a bright and airy lounge, featuring large windows that allow plenty of natural light to flood the space. The modern kitchen is well-appointed with ample storage and space for appliance appliances, complemented by a separate dining area leading to the conservatory that overlooks the rear garden.

Upstairs, the principal bedroom features a built-in wardrobe, while three further bedrooms provide flexible accommodation for family, guests, or a home office.

A contemporary family bathroom and a convenient ground floor wc complete the well-planned interior.

Throughout, the house is tastefully decorated in neutral tones, with quality flooring and fixtures that create a comfortable and inviting atmosphere.

The outside space is equally impressive, with a generous west facing garden that offers both privacy and plenty of room for outdoor activities. The rear garden is mainly laid to lawn, bordered by mature shrubs and fencing. A paved patio area is ideal for al fresco dining or summer barbeques, while a side gate gives easy access to the front of the property. The front garden is neatly landscaped, with a driveway offering off-road parking for multiple vehicles and access to a garage with remote control electric door.

This wonderful home is situated in a quiet cul-de-sac, within easy reach

of local amenities, reputable schools, and excellent transport links, making it a superb choice for those seeking a balance of comfort, convenience, and outdoor living.

DIRECTIONS

CW4 7JG- Stirling Court, 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.

LOCAL AUTHORITY

Cheshire East band D

TENURE

Freehold

ENERGY PERFORMANCE RATING

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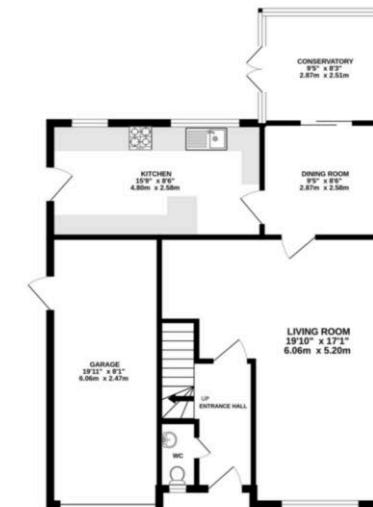
SERVICES (NOT TESTED)

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

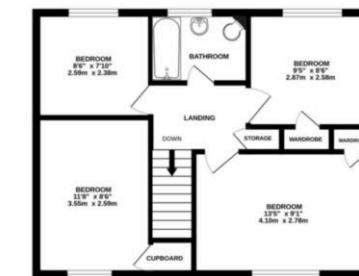
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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