



**GASCOIGNE  
HALMAN**

47 DAVENPORT LANE, BRERETON

THE AREAS LEADING ESTATE AGENT



| £250,000

With fabulous views over Cheshire Farmland to the front, a three double bedroom end mews property within a generous plot and a private rear aspect.

Davenport Lane is a popular location, being within easy reach of Holmes Chapel, Congleton and Sandbach town centre.

This particular property overlooks farmland to the front along with woodland to the rear and side.

Set back off Davenport Lane, behind a generous front garden and driveway providing off road parking for a number of vehicles, this spacious home offers a living room with dual aspect and cast iron log burning stove, while the dining room overlooks the front garden. A staircase from the dining room leads to the first floor while a door with glass panel inserts, opens to the kitchen.

The kitchen is fitted with a range of units along with space for appliances and access to the rear garden. For a buyer wanting an open plan concept, a wall could be removed, with any relevant permissions, to create an open plan kitchen diner if required.

To the first floor there are three double bedrooms, the main bedroom also having dual aspect while bedroom two has a built in wardrobe over the stair recess.

The bathroom is fitted with a modern white three piece suite.

Externally, as mentioned, the driveway provides ample off road parking, gated access leads to the rear garden and brick outbuilding which makes ideal garage storage. The remainder of the garden is mainly laid to lawn with a paved patio area along with fence boundaries.

The property overlooks a woodland to the rear.

A freehold property offered for sale with no upward chain.

#### LOCATION

Brereton is situated just outside of Holmes Chapel which provides an array of individual shops, including a delicatessen, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 or 17 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

#### DIRECTIONS

CW11 2SR - Davenport Lane, Brereton

#### ENERGY PERFORMANCE RATING

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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, council tax band B

#### VIEWING

Viewing strictly by appointment through the Agents.

## HOLMES CHAPEL OFFICE

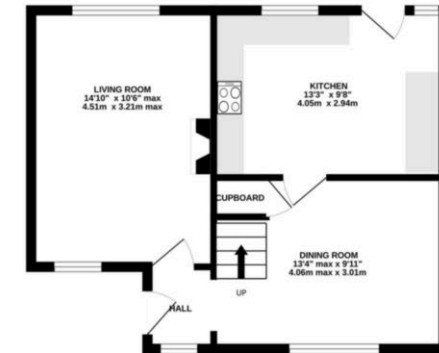
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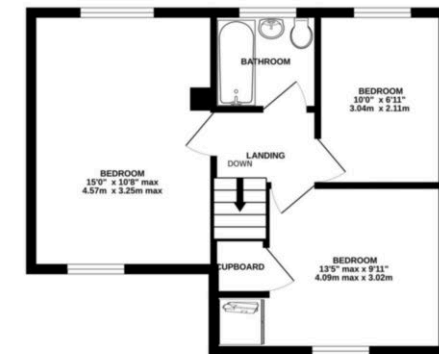
14 The Square, Holmes Chapel, CW4 7AB

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GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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