



**GASCOIGNE  
HALMAN**

9 ASH CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£470,000

In a most enviable plot with impressive views over the Dane Valley to the front.

#### DESCRIPTION

Opportunities like this don't arise often, to purchase a detached bungalow in Ash Close, overlooking the Dane Valley.

Available with no upward chain, this beautiful home offers perfectly livable accommodation yet with the ability for an incoming buyer to put their own stamp on their home if they desire.

The porchway opens to the large hallway which leads to the majority of rooms. The first being the extended living room with two large windows overlooking the view over the Dane Meadow. The living room has a range of bespoke oak bookcases built into one wall, while an archway leads to the separate dining room overlooking the rear garden.

Also off the hallway is the fitted kitchen with space for appliances and access to the rear garden along with a separate pantry shelving cupboard.

A large cloak cupboard in the hallway provides plenty of storage. The three bedrooms are all generous in size, two of which overlook the front while the main bedroom overlooks the rear garden and has a range of built in wardrobes with sliding doors. The three piece family bathroom is conveniently positioned next to the main bedroom.

Located at the head of the cul-de-sac, accessed via a private tarmac drive which leads to just two properties, this being one, the driveway to this property is block paved providing off road parking for a number of vehicles, while the front garden has an abundance of mature shrubs. A detached garage has an electric roll up door, along with a workshop at the back which also has a separate personal door.

Gated access from the front garden leads to the rear garden which is split level, all offering a great degree of privacy. The garden provides many plants and shrubs all offering an array of colour throughout the

year along with a concealed paved area for the timber garden shed.

A freehold detached bungalow, within easy reach of the centre of Holmes Chapel - yet with the most stunning views.

#### DIRECTIONS

CW4 7QB- Ash Close, 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 E

#### ENERGY PERFORMANCE RATING

D

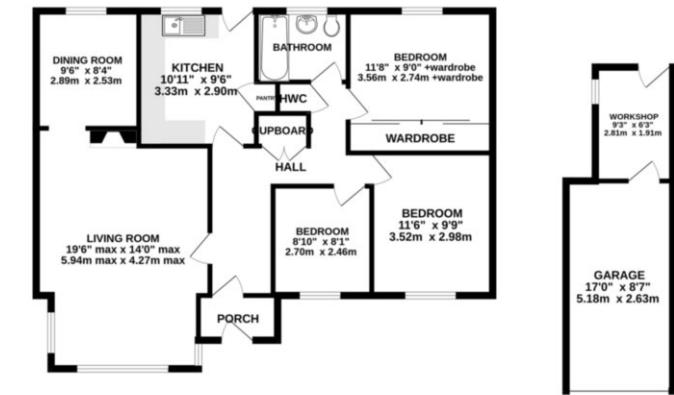
#### SERVICES (NOT TESTED)

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  
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq ft. (106.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Bentley 3D

## HOLMES CHAPEL OFFICE

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**GASCOIGNE  
HALMAN**

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