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£290,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

35 Picton Square

Holmes Chapel

Three bedroom terraced house near Holmes Chapel centre, spacious living room, modern kitchen and bathroom, ample parking, large private rear garden, two outbuildings
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideally located within the heart of Holmes Chapel
- A modern three bedroom mid mews property
- Dual aspect living room and a kitchen with space for a breakfast table
- Three generous bedrooms and a white three piece bathroom
- Substantial private enclosed rear garden capturing the sun throughout the day
- Two brick outbuildings - ideal for garden storage
- No upward chain









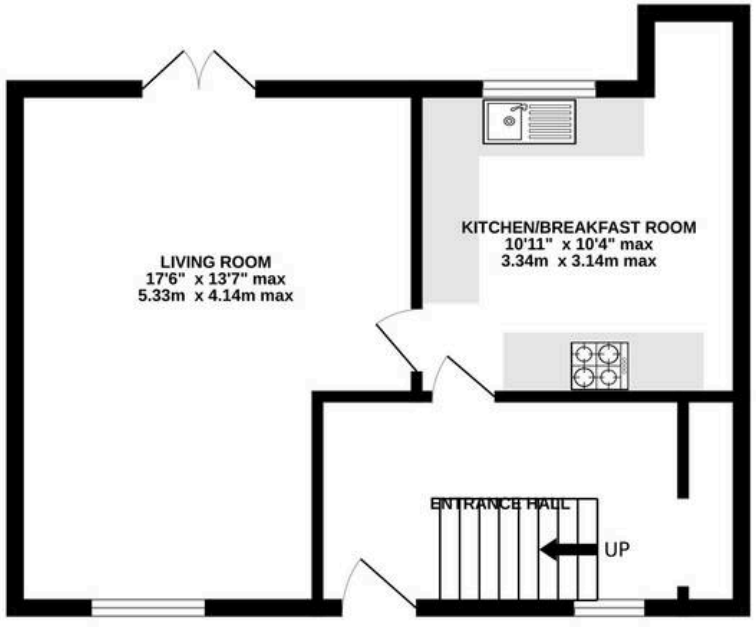
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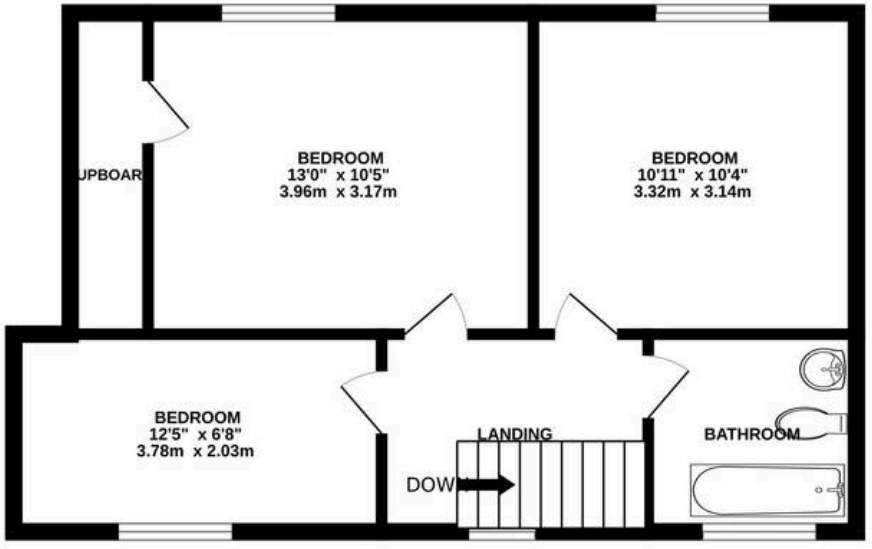
Welcome to this inviting three bedroom terraced house, perfectly positioned just a short stroll from the heart of Holmes Chapel, where you'll find everything you need from shops and cafes to schools and transport links. Step inside and you're greeted by a spacious hallway that leads you into the dual aspect living room, a bright and welcoming space that's ideal for relaxing with family or entertaining friends. The kitchen is well laid out with plenty of room for your appliances, making it easy to whip up delicious meals or enjoy a quick breakfast before heading out. Upstairs, you'll find three generous bedrooms (each offering plenty of space for beds, wardrobes and desks, so everyone can have their own comfortable retreat) along with a modern white bathroom featuring a sleek three piece suite. The property benefits from ample parking to the front, making coming and going a breeze for you and your guests. For those who need extra storage, there are two useful brick outbuildings (perfect for bikes, tools or garden furniture). This home is ideal for first-time buyers, young families or anyone looking to be close to the vibrant centre of Holmes Chapel while enjoying plenty of space both indoors and outside with its large private sunny rear garden.A practical layout, light-filled rooms and contemporary finishes, this property is ready for you to move straight in and make your own. Don't miss your chance to view this fantastic home in a sought-after location that combines convenience with comfort.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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