



**GASCOIGNE
HALMAN**

12 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| 485,000

A stunning, enhanced and extended beautiful family home with five large bedrooms, four bathrooms, two reception rooms along with a modern and contemporary open plan layout.

Constructed by award winning Bloor Homes, on the very popular Brooklands Marsh development, this freehold family home offers bright and airy accommodation.

Beautifully presented throughout, this family home has been enhanced and extended to accommodate the needs of any growing family.

The entrance hall opens to the main accommodation with a living room to the front opening to the large kitchen diner. The kitchen area is fitted with a range of modern units along with integrated appliances, while part of the garage has been converted to create a family room. With two windows to the side this flexible and versatile room would also make an ideal home office or play room. To the rear a very useful conservatory has been added which is almost 19ft in length. The utility room and downstairs wc complete the ground floor.

The five double bedrooms are located on the next two floors, the loft being converted to create a master bedroom suite, with large Velux roof windows, a built in wardrobe, three piece en-suite shower room and an office/study area on the landing space, a whole floor just to yourself.

The remaining four double bedrooms are on the first floor, with bedrooms two and three both having three piece en-suite shower rooms, bedroom two also having built in wardrobes. The family bathroom, fitted with a three piece suite, services bedrooms four and five.

With ample parking to the front and a garage store, enough space for storage of garden tools, gated access leads down the side of the house to the rear garden with its side patio area, ideal for alfresco dining, while the remainder is laid to lawn with fence boundaries and

fruit trees.

A freehold property in an ideal location.

DIRECTIONS

CW4 8FT - Severn Way, 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 council tax band F

ENERGY PERFORMANCE RATING

EPC Rating C

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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

HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA: 2048 sq ft. (190.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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