



**GASCOIGNE
HALMAN**

36 ELM DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £490,000

Located just a short walk to the centre of Holmes Chapel with all its amenities including the shops, train station and schools, with Hermitage Primary School being just along the next road, a neutrally presented four double bedroom detached home with a generous garden plot.

Available for sale with no upward chain is this spacious family home, located on a corner plot, the property appreciates larger than average gardens.

Tastefully presented throughout, the accommodation comprises of two reception rooms - a living room with large box bay window to the front and a dining room with sliding doors opening to the conservatory. The conservatory has a view of the rear garden from every window. A breakfast kitchen is fitted with a range of modern units and integrated appliances, with a complimenting work surface which also forms a breakfast bar, the units in the utility room match the kitchen. The utility room in turn leads to the side garden, a downstairs WC is ideally located just off the utility room.

To the first floor there are four double bedrooms, three of which have built in wardrobes, while the main bedroom also has the added advantage of a three piece en-suite shower room. The main bathroom is fitted with a three piece modern suite.

A driveway to the front provides off road parking while the gardens sweep across the front, side and read. The rear garden is mainly laid to lawn with some mature shrubs offering a great degree of privacy, a block paved patio provides ample space for alfresco dining on this south facing garden, the garden continues to the side of the house where there is further space for a large timber shed and bin storage with easy access through the gate onto the driveway.

A detached family home with no upward chain within a popular development in Holmes Chapel.

DIRECTIONS

CW4 7QG- Elm Drive, 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.

ENERGY PERFORMANCE RATING

EPC rating C

LOCAL AUTHORITY

Cheshire East band E

TENURE

Freehold

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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**GASCOIGNE
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GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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