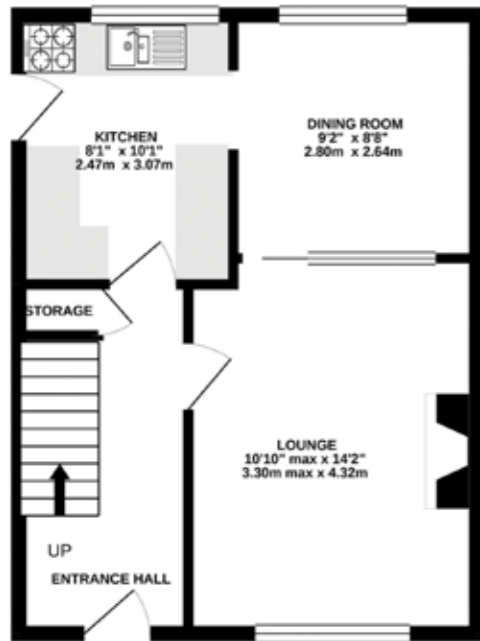
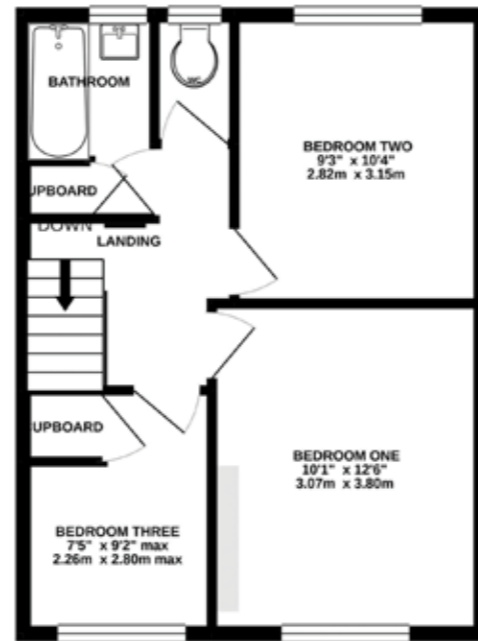


9 DANEFIELD ROAD
Holmes Chapel
£300,000

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

Holmes Chapel

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gascoignehalman.co.uk



GASCOIGNE HALMAN

With the most impressive views over the Dane Valley to the rear, a three bedroom detached residence within walking distance to the centre of Holmes Chapel.

- Most impressive views over the Dane Valley
- Detached property where a buyer can put their own stamp on a home
- Two reception rooms and a kitchen

- Three bedrooms, bathroom and separate wc
- Driveway to the side and a detached garage
- Sought after location

£300,000

9 DANEFIELD ROAD

Holmes Chapel



DESCRIPTION

Although in need of updating, you cannot take away the views this property has to offer.

Being within close proximity to Hermitage Primary School and a short walk into the centre of Holmes Chapel, this home is ideally located.

Currently, the property boasts two reception rooms and a kitchen to the ground floor while to the first floor there are three bedrooms (two double and a single) along with a bathroom and separate wc.

A new buyer may wish to open the kitchen and dining room into one or potentially extend out to the rear .

With a driveway running down the side of the house and a separate detached garage, there is plenty of off road parking.

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 & 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.

DIRECTIONS

CW4 7NT - Danefield Road, Holmes Chapel

TENURE

We are advised that the property is freehold with a chief rent of £8.13 per annum, subject to confirmation with the solicitors **SERVICES (NOT TESTED)**

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

LOCAL AUTHORITY

Cheshire East

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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