



**GASCOIGNE  
HALMAN**

32 BLUEBELL ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £435,000

A delightfully presented three storey detached family home with four double bedrooms, three bathrooms (one en-suite), beautiful part walled garden and a detached garage

An attractive freehold property, constructed by award winning Bloor Homes on a very popular development overlooking the green to the front.

Set in a corner plot the property comprises of a welcoming entrance hall with a downstairs wc, and useful utility cupboard having space for a washer and dryer, the light and airy living room has a large bay window to the side, while the kitchen diner/ family area is fitted with a range of units, integrated appliances, and French doors opening to the private garden.

To the first floor the master bedroom has built in wardrobes and a three piece en-suite shower room. Bedroom two is also located on the first floor along with the generous main family bathroom with its four piece suite. To the second floor are the remaining two double bedrooms along with a three piece shower room. A perfect place for teenagers wanting their own space or for the 'work from home' buyer.

The gardens of this property provide a pretty frontage, while the rear garden which is partly walled, is mainly laid to lawn with paved seating area and a gate leading to the detached garage and the driveway.

A beautiful home in a sought after location. This property must be seen to be appreciated.

#### DIRECTIONS

CW4 7FX, Bluebell Road, 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

#### ENERGY PERFORMANCE RATING

EPC rating B

#### LOCAL AUTHORITY

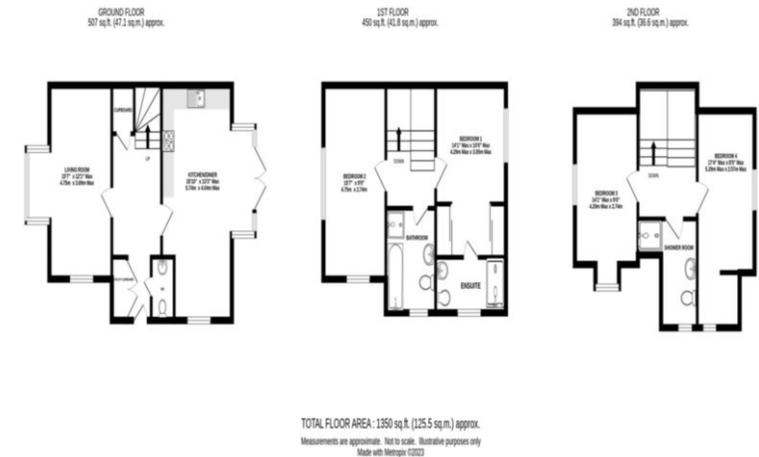
Cheshire East council tax band F

#### 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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