



**GASCOIGNE
HALMAN**

32 BROMLEY DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £290,000

A spacious three bedroom semi-detached property with two reception rooms and fitted kitchen, fitted wardrobes to bedroom one and a four piece bathroom suite. Garage, rear garden and parking.

Having been recently enhanced by the current owner to include a refitted kitchen, new internal doors and redecoration, this extended property offers deceptively spacious accommodation throughout.

The living room to the front has double oak doors leading to the dining/family area which in turn has doors opening to the garden, the kitchen has been refitted as mentioned, with a range of modern units and access to the rear garden.

To the first floor there are three generous size bedrooms along with a four piece fitted white bathroom incorporating a corner shower enclosure.

The driveway to the front provides off road parking in front of the garage, access down the side leads onto the rear garden which is mainly laid to lawn with hedge and fence boundaries.

The rear garden is westerly facing appreciating the afternoon and evening sunshine.

Available for sale with no upward chain.

DIRECTIONS

CW4 7AX - Bromley Drive, Holmes Chapel

SERVICES

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

TENURE

We are advised that the property is leasehold, for further details please contact the office

ENERGY PERFORMANCE RATING

EPC Rating: E

LOCAL AUTHORITY

Cheshire East, council tax band C

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.

HOLMES CHAPEL OFFICE

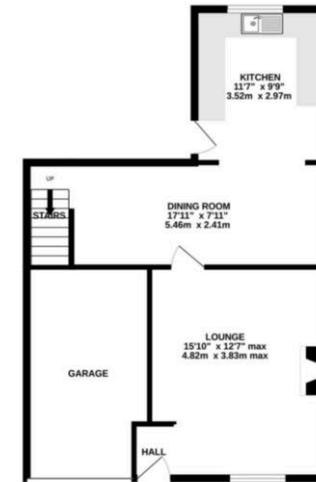
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**GASCOIGNE
HALMAN**

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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