



**GASCOIGNE
HALMAN**

1 SELKIRK DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



1 SELKIRK DRIVE, HOLMES CHAPEL

625,000

Stunning five bed detached home in a sought after area with spacious living, modern kitchen diner, double garage, large private garden, ample parking, and no onward chain.

Set within a generous plot in a highly sought after location, this stunning and beautifully presented detached family residence offers exceptional living space and a wealth of contemporary features.

The property opens to a welcoming entrance hall, leading to a dual aspect living room that is flooded with natural light, creating an inviting atmosphere for both relaxing and entertaining. The impressive kitchen diner is the heart of the home, boasting stylish two tone cabinetry, integrated appliances and ample space for family meals or social gatherings, with doors providing a seamless connection to the garden. For added convenience, the ground floor includes internal access to the double garage, which includes a fitted laundry area, as well as a downstairs WC.

Upstairs, there are five well proportioned double bedrooms, each with built in or fitted wardrobes, offering flexible accommodation to suit family life or those working from home (with one bedroom currently set up as a home office). The principal bedroom benefits from generous dimensions and pleasant views, while the remaining bedrooms provide comfortable spaces for family or guests. The modern family bathroom is finished to a high standard, complementing the overall quality of the home.



To the front, a driveway provides off road parking for multiple vehicles, ensuring practicality for busy households. Set within a generous plot, this family home has the most magnificent, substantial and private rear garden with various patio and seating areas to capture the sun throughout the day.

The property is offered on a freehold basis with no onward chain, making it an ideal choice for buyers looking for a straightforward purchase. With its impressive specification, spacious interiors, and prime location, this residence presents a rare opportunity to acquire a substantial family home that combines luxury, comfort, and convenience.

DIRECTIONS

CW4 7LJ- Selkirk 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.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band F

ENERGY PERFORMANCE RATING

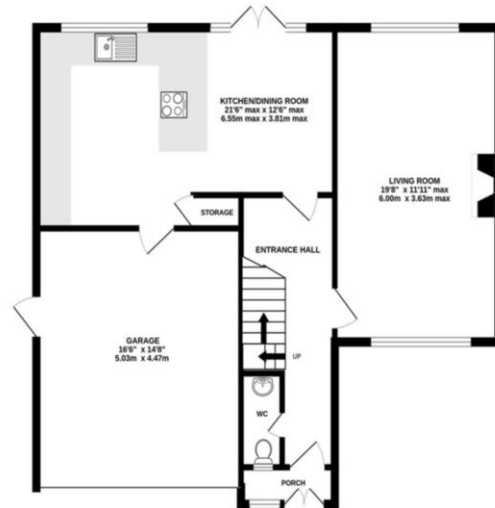
SERVICES (NOT TESTED)

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

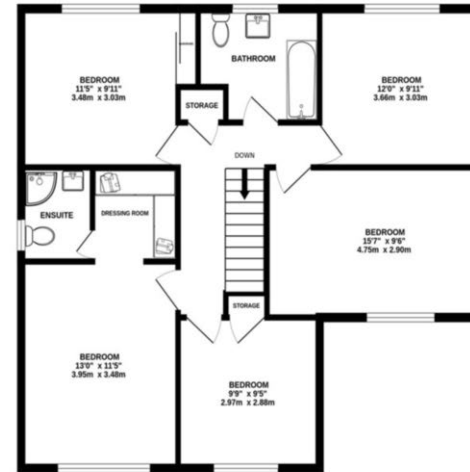
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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