



**GASCOIGNE  
HALMAN**

87 SEVERN WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£280,000

A three bedroom semi-detached property within easy reach of the train station and Holmes Chapel centre, off road parking for two vehicles and enclosed garden.

#### DESCRIPTION

The property welcomes you with a spacious entrance hall that leads to a light-filled living area, where large windows create a bright and airy atmosphere throughout the day. The modern kitchen is thoughtfully designed with integrated appliances, ample cabinetry, and a central island that features both a breakfast bar and additional workspace. French doors from the kitchen provide seamless garden access, enhancing the sense of space and connectivity within the home.

The principal bedroom benefits from a private en-suite bathroom, complete with a walk-in shower and sleek modern fixtures, offering a touch of luxury and convenience. Two further well-proportioned bedrooms provide flexibility for family, guests, or home office use. The property also features a stylish downstairs WC and practical under-stair storage, helping to keep the living spaces organised and clutter-free.

Off-road parking is provided by a well-maintained driveway (ideal for multiple vehicles), adding to the property's convenience.

Offered with no onward chain, this home is ready for immediate occupation and represents a fantastic opportunity for discerning buyers. With its combination of high-quality finishes, generous proportions, and thoughtful layout, this property is sure to impress on viewing.

#### 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.

#### DIRECTIONS

CW4 8FS- Severn way, Holmes Chapel

#### TENURE

Freehold

#### LOCAL AUTHORITY

Cheshire East band C

#### ENERGY PERFORMANCE RATING

B

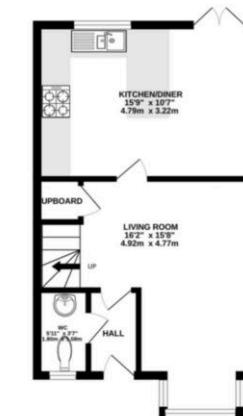
#### SERVICES (NOT TESTED)

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  
395 sq ft. (36.7 sq.m.) approx.



1ST FLOOR  
376 sq ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq ft. (71.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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