



10 Elmore Close, Holmes Chapel, CW4 7HW

£380,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# 10 Elmore Close

Holmes Chapel

Set in a large plot a spacious 3 bedroom detached bungalow with huge potential  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

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- Bright and spacious living/dining area
- Three generously sized bedrooms all over looking the rear garden
- Garage, off road parking, expanding garden to the side with development opportunity (subject to planning permission)<br><br>
- Kitchen with open access to a utility area
- Freehold bungalow with no onward chain
- Sought after location close to local amenities, schools and transport links
- Single level living with added upstairs potential



# 10 Elmore Close

## Holmes Chapel

Located in a sought after residential area in Holmes Chapel, this three bedroom detached bungalow offers a fantastic opportunity for buyers looking to put their own stamp on a property. In need of modernisation, the home presents ample scope to create comfortable living space tailored to your needs.

The accommodation comprises a generously sized front facing living/dining area, a separate kitchen opening to a useful utility area. All three bedrooms are at the back of the property and each are well portioned with views of the garden. A three piece bathroom suite serves the main accommodation.

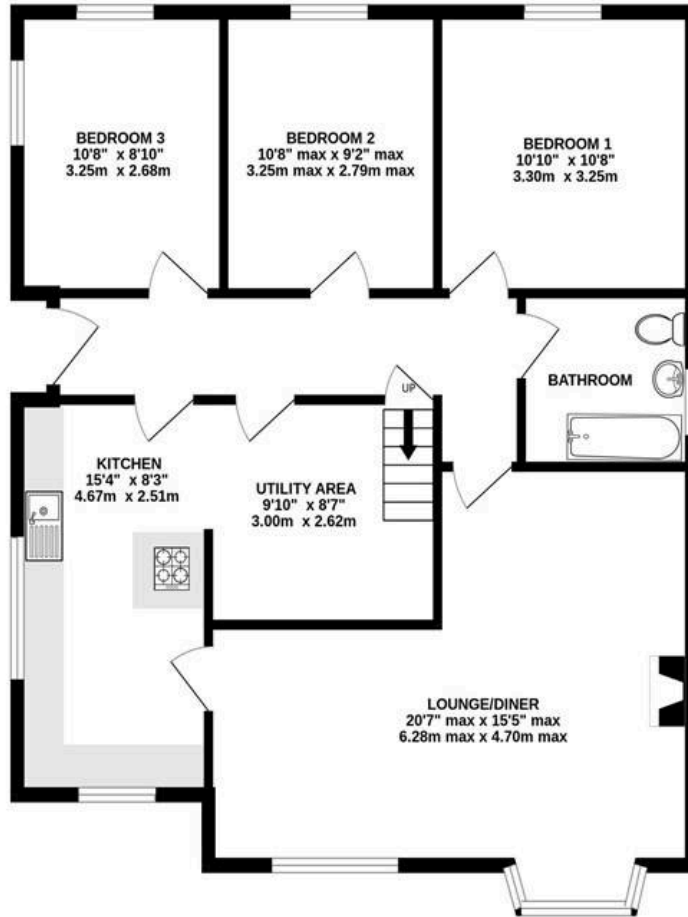
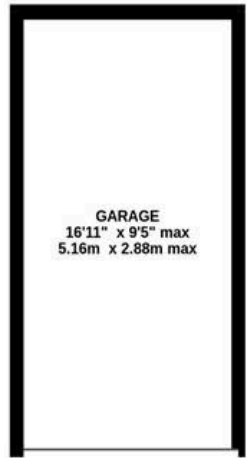
Upstairs, the property benefits from three loft rooms, with restricted head height, offering great potential for storage and hobby spaces.

Externally, the bungalow is set within a large plot with off road parking, garage and gardens to the side, rear and front. The garden to the side of the property is one to note with a lot of development potential (subject to the usual planning permission)

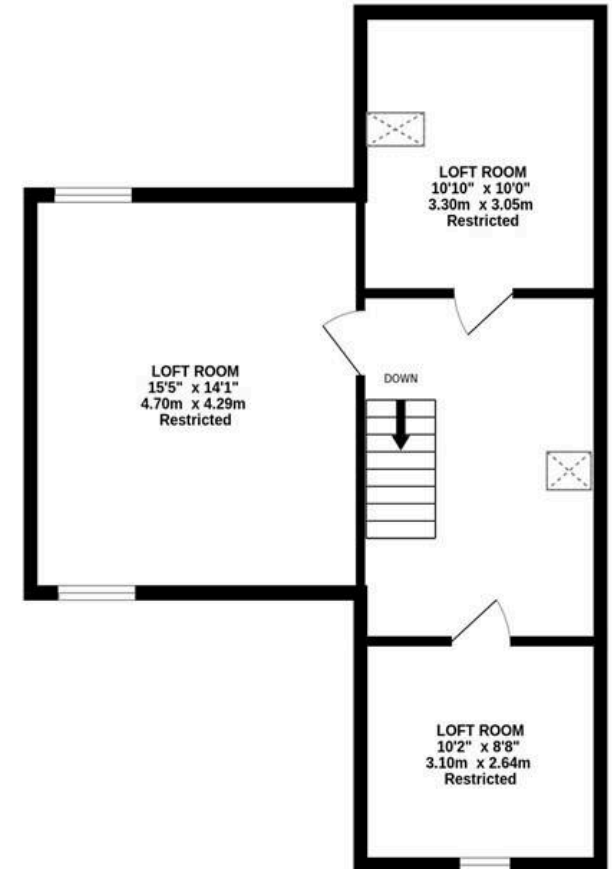
This property must be seen to appreciate the scope and potential it has to offer.



GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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