



**GASCOIGNE
HALMAN**

10 ELMORE CLOSE,, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £400,000

Set in a large plot a spacious 3 bedroom detached bungalow with huge potential

DESCRIPTION

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.

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 7HW- Elmore Close, Holmes Chapel

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band D

ENERGY PERFORMANCE RATING

D

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.

HOLMES CHAPEL OFFICE

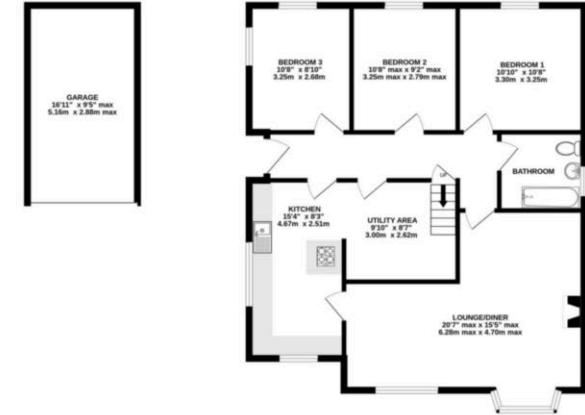
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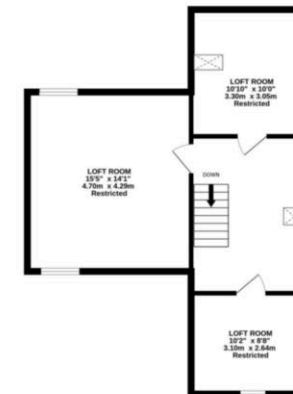
14 The Square, Holmes Chapel, CW4 7AB

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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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