



**GASCOIGNE  
HALMAN**

46 BLUEBELL ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £330,000

Located on the very desirable Bluebell Green Development, an immaculately presented three bedroom home with off road parking, EV charging point and enclosed rear garden.

Constructed by Bloor Homes, this particular property is very tastefully presented throughout offering ready to walk into accommodation.

Positioned on a part of Bluebell Road opposite an open green, this semi-detached home is accessed via the hallway with its staircase to the first floor. The living room has elegant feature media panelling to one wall while the kitchen diner is fitted with a range of modern units and integrated appliances, with ample space in the middle for a dining table and French doors to the garden. Off the kitchen is a very useful utility area and a downstairs WC.

To the first floor there are three bedrooms, the main bedroom is fitted with built in wardrobes with mirror sliding doors, also having the added advantage of a three piece en-suite shower room with a large walk in shower enclosure. The remaining two bedrooms are serviced by the family bathroom which is also fitted with a three piece suite.

Externally - the driveway provides off road parking along with an EV charging point, gated access to the side leads onto the rear garden with a paved patio area, Timber shed, fence boundaries and astro turf resulting in low maintenance leisure work.

A freehold property which really does need to be viewed to be appreciated.

#### DIRECTIONS

CW4 7FX - Bluebell Road, Holmes Chapel

#### HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

#### 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. The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

#### LOCAL AUTHORITY

Cheshire East, council tax band C

#### ENERGY PERFORMANCE RATING

EPC 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.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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