



**GASCOIGNE  
HALMAN**

42 SELKIRK DRIVE, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT

| £345,000

Stylish three bedroom semi with open plan living, modern decor, office, spacious west facing garden and driveway all set in an idyllic cul-de-sac location in a sought after area

### DESCRIPTION

This beautifully presented three-bedroom semi-detached house offers an exceptional standard of modern living, featuring a thoughtfully designed open plan living area that is perfect for both relaxing and entertaining.

As you enter the property, you are greeted by a welcoming porch that leads into the expansive main living space, which benefits from abundant natural light pouring in through large windows and sliding doors. These doors provide seamless access to the garden, creating a harmonious connection between indoor and outdoor living. The living area is enhanced by contemporary lighting fixtures that add a touch of elegance and warmth to the space, while the neutral décor allows you to easily personalise your new home. The kitchen provides ample storage and workspace for all your culinary needs. Adjacent to the main living space, you will find a versatile office or family room, ideal for those who work from home or require an additional area for relaxation and play.

Upstairs, the property comprises three generous bedrooms, each offering comfortable accommodation and plenty of storage options. The spacious bathroom is fitted with a sleek suite, including a bath-tub, perfect for unwinding after a busy day. Throughout the home, large windows ensure that every room is filled with natural light, creating a bright and airy atmosphere. The enclosed west facing garden, bordered by sturdy fencing, ensures privacy and peace of mind, while the covered patio area provides a sheltered spot for year-round enjoyment. Practicality is further enhanced by off-road parking, ensuring convenience for residents and guests alike.

Early viewing is highly recommended to fully appreciate all that this impressive home 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 7LJ- Selkirk Drive, Holmes Chapel

### TENURE

Freehold

### LOCAL AUTHORITY

Cheshire East band C

### 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.

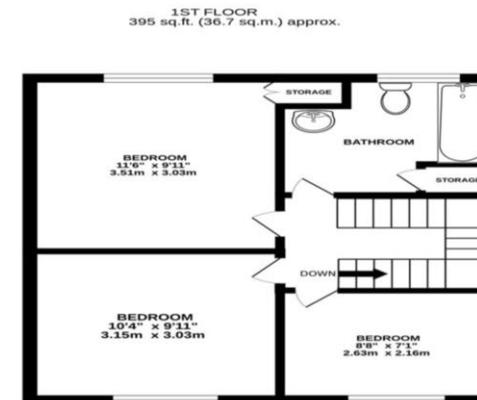
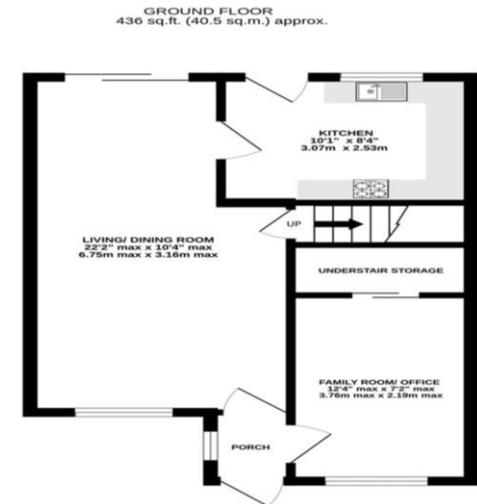
## HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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