

Stuart Rushton & COMPANY

# 7 Alder Way, Holmes Chapel - CW4 8AD

Offers Over **£400,000**









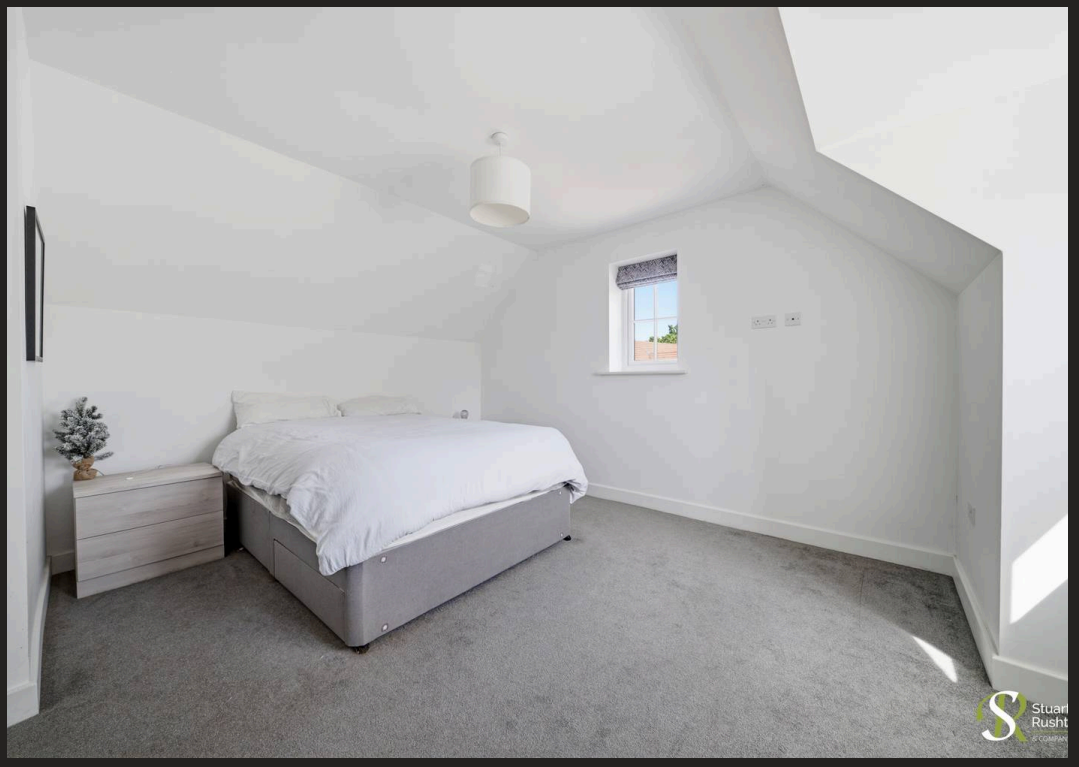
















# 7 Alder Way

## Holmes Chapel, Crewe

A stylish three-storey semi-detached with 3 bedrooms, open-plan kitchen, landscaped sunny garden, and en-suite principal suite. Built by Russell Homes.

Council Tax band: D

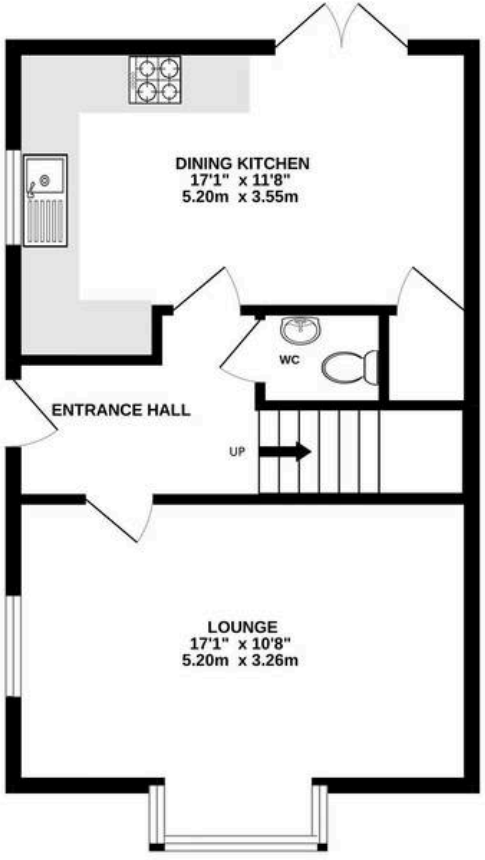
Tenure: Freehold

EPC Energy Efficiency Rating: B

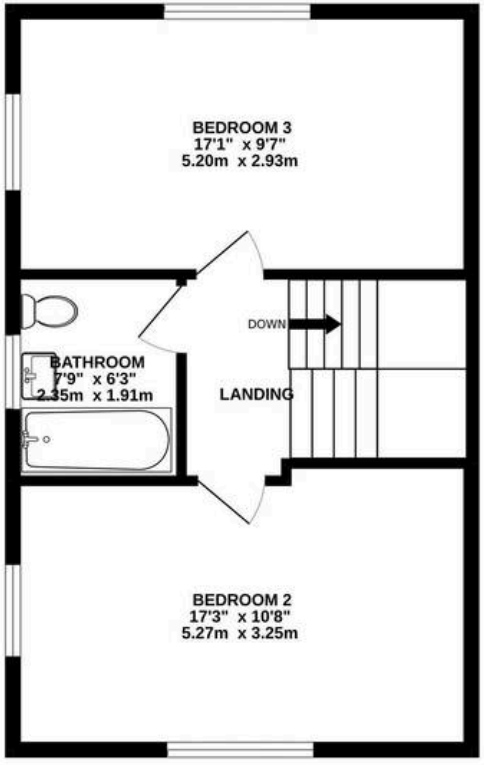
- Excellent position within the development, with attractive views over the mature central green
- Generous three-storey accommodation extending to approximately 1,335 sq ft
- Two reception spaces, including a bay-fronted lounge and spacious dining kitchen
- Three double bedrooms, including an impressive principal suite with en-suite and separate dressing room
- High-quality fitted furniture throughout, including the principal bedroom and dressing room
- Landscaped, south-facing rear garden offering an attractive and private outdoor space
- Private driveway parking for two cars
- Onward purchase agreed, with the sellers ready to proceed quickly



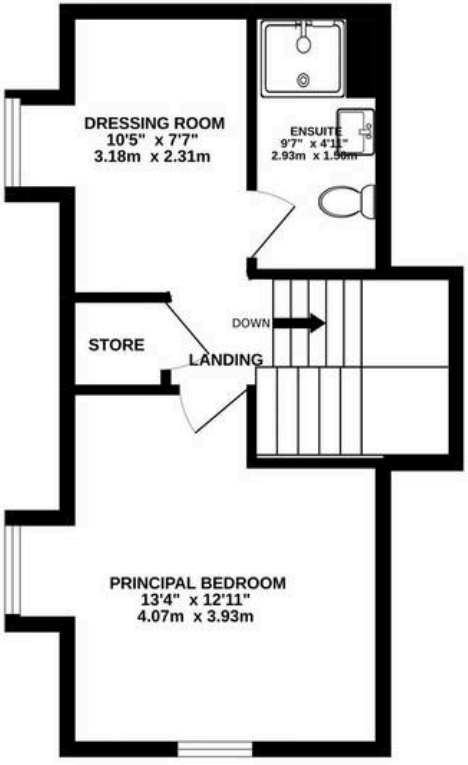
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.




1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.




2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.




TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# Stuart Rushton & Company

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