



8 Hawthorne Close, Holmes Chapel, CW4 7QD

£400,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



8 Hawthorne Close

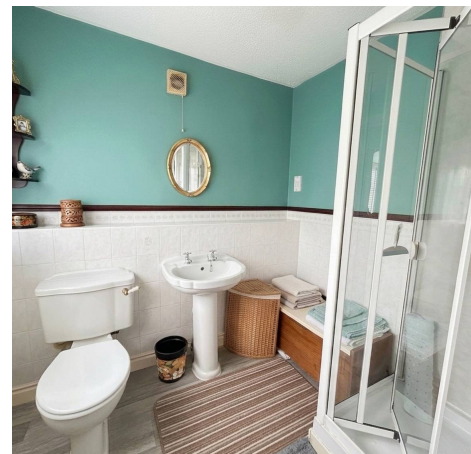
Holmes Chapel

This attractive three bedroom detached house is situated in a highly sought after area, offering convenient access to the excellent amenities and transport links of Holmes Chapel. The property is presented as a detached freehold home and is offered with no upward chain, making it an ideal choice for those seeking a straightforward move. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Located in a sought after location within easy reach to the facilities Holmes Chapel has to offer
- A detached freehold property with a private south westerly facing rear garden
- Living Room, Dining Room and a conservatory overlooking the rear garden
- Breakfast kitchen and a utility room which provides access to the garden and internal access to the garage
- Three generous bedrooms and two bathrms (one being an en-suite shower room to the master bedroom)
- Driveway and garage
- No upward chain



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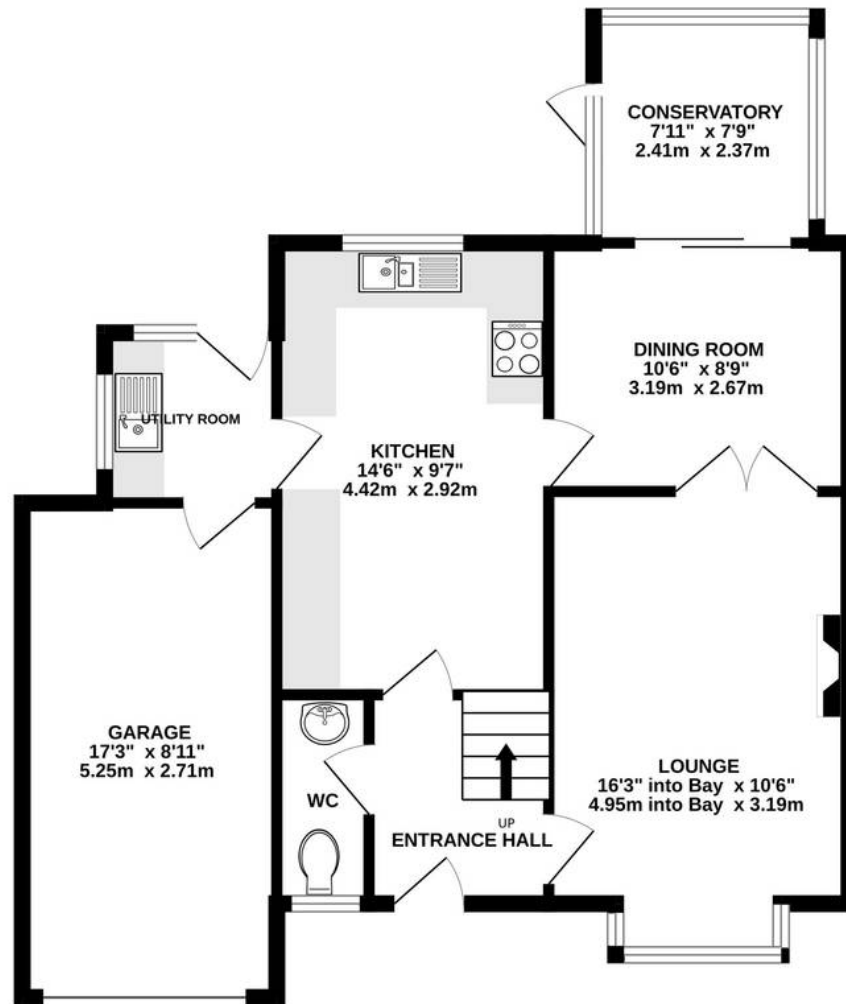
Holmes Chapel

The spacious accommodation includes a welcoming entrance hall, a well-proportioned living room, and a separate dining room, perfect for both every-day living and entertaining guests. The conservatory, located at the rear of the property, provides a delightful space to enjoy views over the garden throughout the seasons. The breakfast kitchen has ample storage and workspace, and the adjacent utility room offers further practicality with garden access and an internal door to the garage. Upstairs, there are three generous bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.

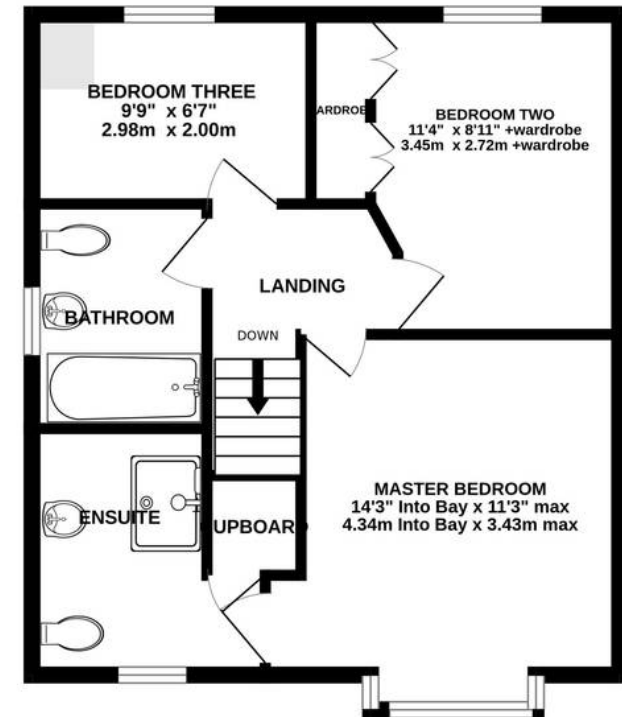
The outside space is equally impressive, featuring a private south westerly facing rear garden that enjoys plenty of afternoon and evening sunshine. The garden is mainly laid to lawn with well-stocked borders, providing a tranquil setting for relaxation or outdoor entertaining. A paved patio area adjacent to the conservatory creates the perfect spot for al fresco dining or morning coffee, while the mature shrubs and fencing offer a good degree of privacy. To the front of the property, a driveway provides off-road parking and leads to the attached garage, which offers additional storage or secure parking. The property is set back from the road with a neat front garden, adding to its attractive kerb appeal. With its combination of generous living space, well-maintained gardens, and a desirable location close to Holmes Chapel's shops, schools, and transport links, this property is a superb opportunity for families and professionals alike. Early viewing is highly recommended to appreciate all that this delightful home has to offer.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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