



**GASCOIGNE
HALMAN**

4 LOCHMABEN CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £474.950

An immaculately presented four bedroom, two reception room detached family home, situated on a fabulous plot in the much sought after cul-de-sac Lochmaben Close.

Lochmaben Close is a popular location situated just off of Portree Drive with lovely country walks within a short distance from the property.

The entrance hall gives access to a spacious living room with bay window to the front and dining area to the rear, leading to a good sized conservatory with a pitched roof overlooking the private garden.

The modern kitchen is accessed via the hallway providing integrated appliances and ample space for a seating area. Off the kitchen is a downstairs w/c.

To the first floor there are four bedrooms, the main bedroom with a three piece ensuite shower room and fitted wardrobes. The main family bathroom also providing a three piece suite.

The remaining three bedrooms offer built in wardrobes whilst providing spacious accommodation. The fourth bedroom provides access via a pull down ladder leading to a versatile boarded loft space.

The garden is mainly laid to lawn with surrounding mature shrubs and a paved patio area to the rear of the garden. A very useful covered storage area has been created down the side of the property. It also benefits from a single garage and ample off road parking.

This Freehold property must be viewed to be appreciated.

DIRECTIONS

CW4 7HU- Lochmaben Close, Holmes Chapel

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

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East council tax band D

ENERGY PERFORMANCE RATING

C

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1497 sq.ft. (139.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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