



**GASCOIGNE
HALMAN**

4 ST. ANDREWS DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £385,000

Beautifully presented 3 bed detached home in sought-after area. Spacious, modern, versatile, with garage, parking, low-maintenance garden, and no onward chain.

DESCRIPTION

This beautifully presented three bedroom detached house is situated in a highly sought after area and offers a superb blend of comfort, practicality, and modern living. Enhanced by the current owner, the property welcomes you with a spacious entrance hall leading to a bright living room, where a large window allows plenty of natural light to fill the space. The generous kitchen diner is thoughtfully designed, featuring contemporary fittings and an instant boiling water tap for added convenience, making it perfect for family meals or hosting friends. A versatile study or play room provides flexibility for home working or a dedicated children's area, catering to a variety of lifestyle needs.

Upstairs, you will find three well-proportioned bedrooms, each benefitting from ample light, and a stylish white three piece bathroom, offering a fresh and modern feel. The property further benefits from a remote electric garage door, providing secure and easy access, as well as ample off road parking for multiple vehicles.

With no onward chain, this home presents an excellent opportunity for a swift and straightforward purchase, allowing you to move in and enjoy all it has to offer without delay.

Additional features include a low maintenance rear garden with an attractive water feature and two useful sheds (ideal for storage or hobbies), ensuring the property meets the demands of modern family life. This is a wonderful opportunity to acquire a bright, spacious, and versatile home in a desirable location,

ready for its next owners to move straight in and make it their own.

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 7DN- St Andrews Drive, Holmes Chapel

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band D

ENERGY PERFORMANCE RATING

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

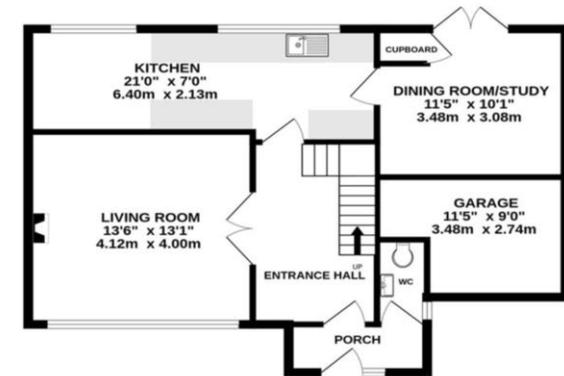
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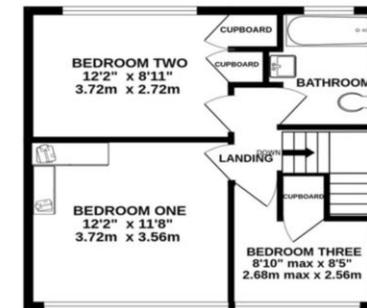
14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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