



15 Sadlers Close, Holmes Chapel, CW4 7EG

£425,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

15 Sadlers Close

Holmes Chapel

A large, tastefully presented and well maintained, four bedroom semi-detached home located in the heart of Holmes Chapel with a south facing rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four first floor bedrooms along with a three piece white bathroom
- Parking to the front, Cul-de-sac location
- Extended to create substantial living accommodation
- Downstairs shower room, utility room along with an integral garage and workshop
- South facing enclosed rear garden with fence and hedge boundaries
- Living room, kitchen diner and a large conservatory overlooking the garden
- A fabulous freehold semi-detached home in the heart of Holmes Chapel



15 Sadlers Close

Holmes Chapel

This lovely family home has been extended over the years to create substantial living accommodation which is in excess of 1700 sq ft.

The accommodation briefly comprises of a large living room opening to the impressive 'L' shape conservatory with views over the garden, a kitchen diner, utility room, downstairs shower room along with an integral garage and workshop.

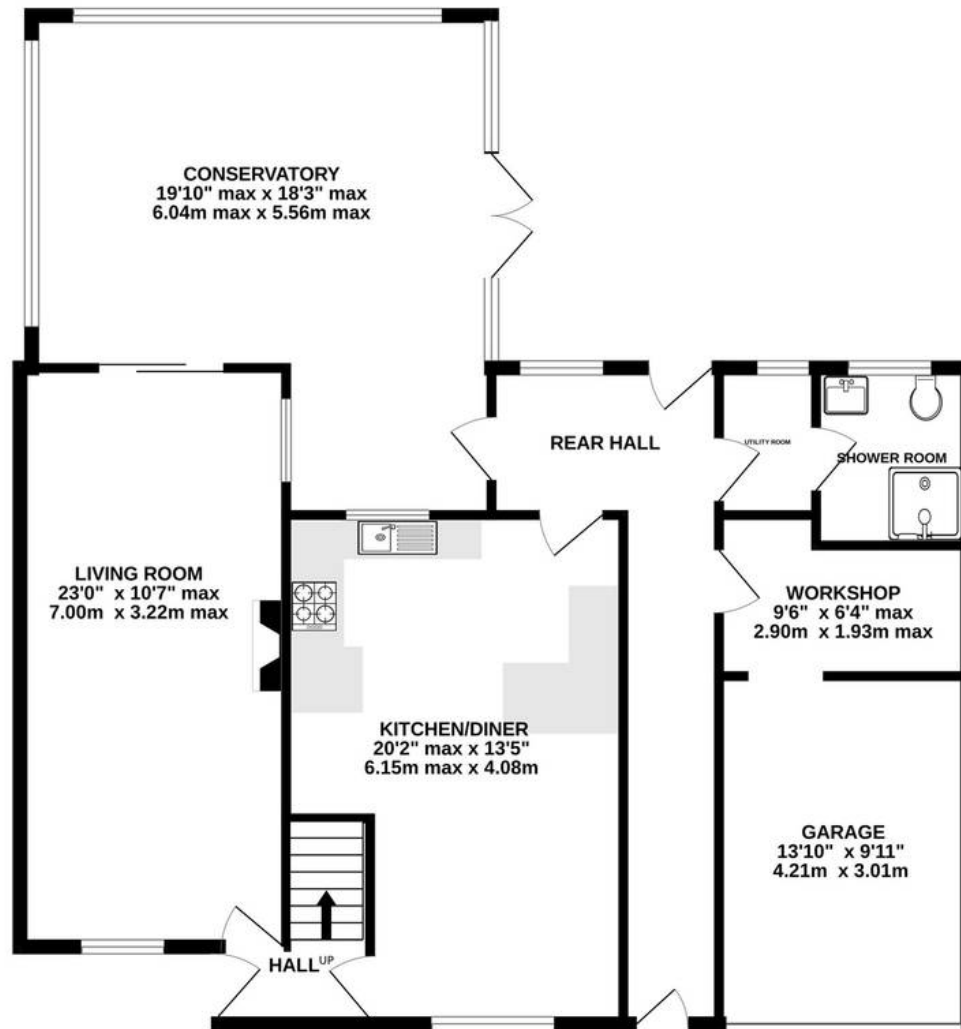
To the first floor there are four generous bedrooms along with a three piece white bathroom.

The rear south facing garden has a large paved patio area, lawned garden, fence and hedge boundaries, all offering a great degree of privacy with a large timber shed.

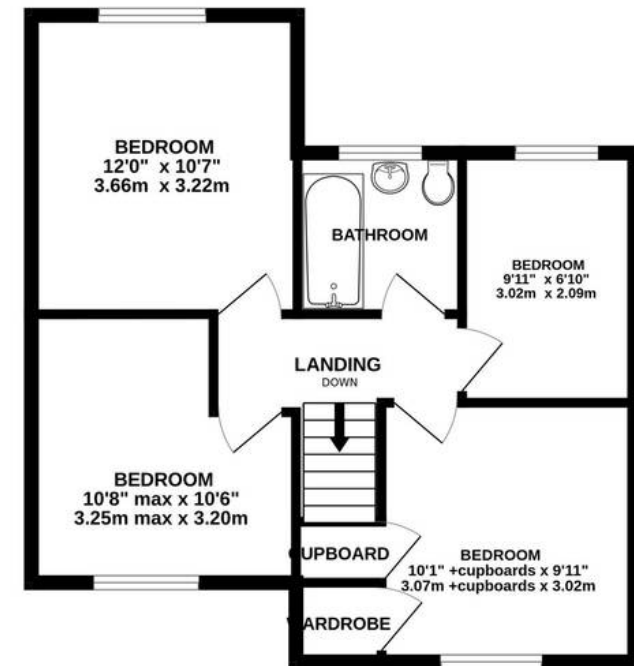
A driveway to the front provides off road parking. Sadlers Close is just a short walk to the centre of Holmes Chapel with all its amenities including the train station and schools.



GROUND FLOOR
1206 sq.ft. (112.1 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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