



8 Glenorchy Close, Holmes Chapel, CW4 7HT

£395,000

holmeschapel@gascoignehalman.co.uk 01477 417000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

8 Glenorchy Close

Holmes Chapel

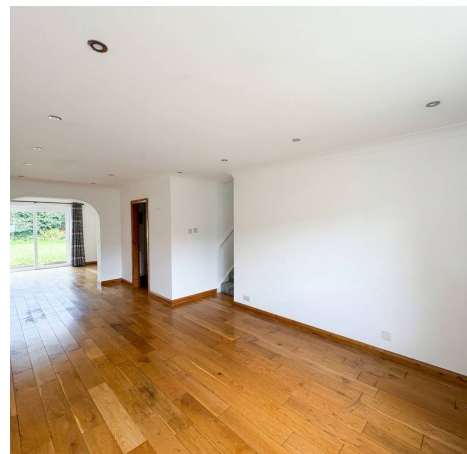
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom detached property in a highly sought after location in Holmes Chapel
- Living, dining and sitting room with doors opening to the garden
- Utility area and downstairs shower room
- Modern kitchen with integrated appliances
- Converted garage, perfect study/playroom
- Three well proportioned bedrooms
- Good sized family bathroom
- Rear garden with shed for storage
- Off road parking for two vehicles
- No onward chain



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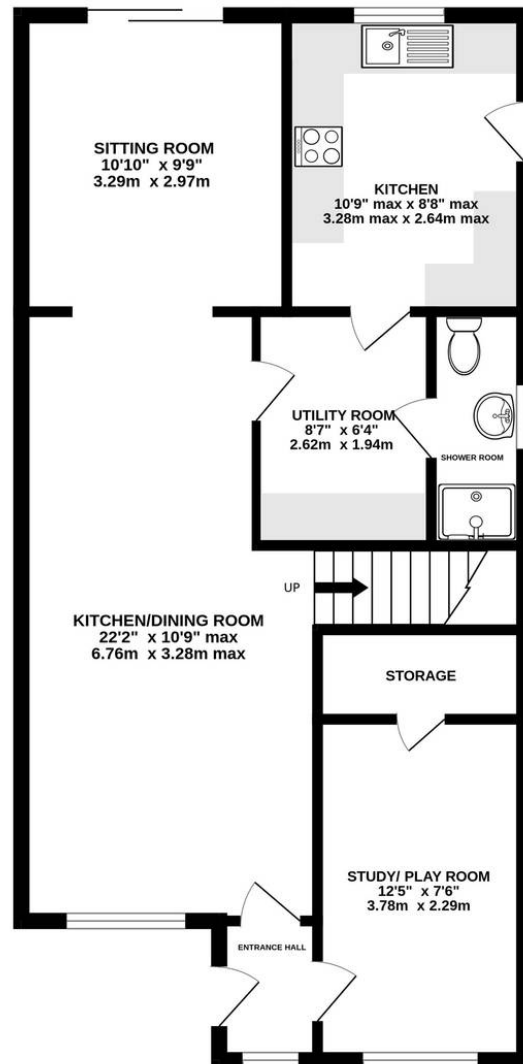
Holmes Chapel

This impressive three bedroom detached house is situated in a highly sought after residential area of Holmes Chapel. The property boasts a welcoming entrance hall that leads to a spacious living, dining and sitting room, which benefits from patio doors opening directly onto the rear garden, creating a bright and airy atmosphere. The modern kitchen is fitted with a range of integrated appliances and offers ample storage and worktop space, ideal for those who enjoy entertaining or family meals. A utility area and a convenient downstairs shower room add to the practicality of the ground floor layout. The converted garage provides a versatile space, perfect for use as a study, playroom or home office, adapting to your individual lifestyle needs. Upstairs, there are three well proportioned bedrooms, each offering comfortable accommodation, and a good sized family bathroom finished to a high standard. The property is offered with no onward chain, ensuring a straightforward purchase process for the discerning buyer.

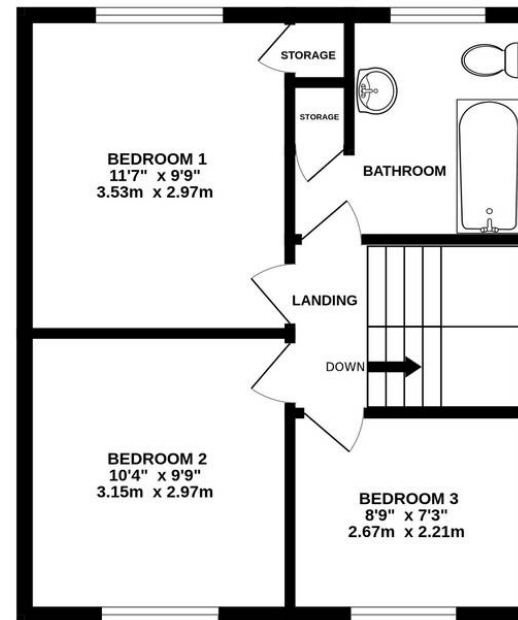
Externally, the property features a delightful rear garden, which is mainly laid to lawn and includes a patio area, perfect for outdoor dining or relaxing during the warmer months. A garden shed provides useful storage for tools and outdoor equipment. The front of the property offers off road parking for two vehicles, ensuring convenience for busy households and visiting guests. The garden is fully enclosed and benefits from mature borders, offering both privacy and a pleasant outlook. The property is located within easy reach of local schools, shops and transport links, making it an ideal choice for those seeking a balance between peaceful living and everyday convenience. This home presents an excellent opportunity to acquire a well maintained, detached property in one of Holmes Chapel's most desirable locations. Early viewing is highly recommended.



GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.





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