



**GASCOIGNE
HALMAN**

35 PICTON SQUARE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £320,000

Three bedroom terraced house near Holmes Chapel centre, spacious living room, modern kitchen and bathroom, ample parking, large private rear garden, two outbuildings, ideal for families or first-time buyers.

Welcome to this inviting three bedroom terraced house, perfectly positioned just a short stroll from the heart of Holmes Chapel, where you'll find everything you need from shops and cafes to schools and transport links.

Step inside and you're greeted by a spacious hallway that leads you into the dual aspect living room, a bright and welcoming space that's ideal for relaxing with family or entertaining friends. The kitchen is well laid out with plenty of room for your appliances, making it easy to whip up delicious meals or enjoy a quick breakfast before heading out.

Upstairs, you'll find three generous bedrooms (each offering plenty of space for beds, wardrobes and desks, so everyone can have their own comfortable retreat) along with a modern white bathroom featuring a sleek three piece suite.

The property benefits from ample parking to the front, making coming and going a breeze for you and your guests. For those who need extra storage, there are two useful brick outbuildings (perfect for bikes, tools or garden furniture). This home is ideal for first-time buyers, young families or anyone looking to be close to the vibrant centre of Holmes Chapel while enjoying plenty of space both indoors and outside with its large private sunny rear garden.

A practical layout, light-filled rooms and contemporary finishes, this property is ready for you to move straight in and make your own. Don't miss your chance to view this fantastic home in a sought-after location that combines convenience with comfort.

DIRECTIONS

CW4 7NN- Picton Square, 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

LOCAL AUTHORITY

Cheshire East band B

ENERGY PERFORMANCE RATING

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SERVICES (NOT TESTED)

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

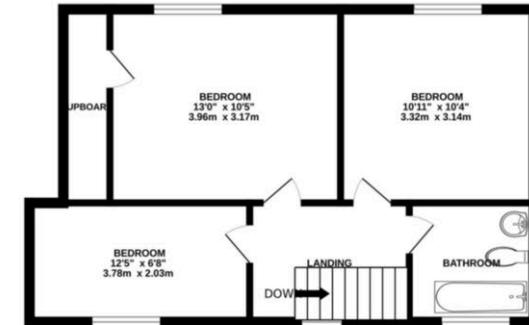
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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