



**GASCOIGNE
HALMAN**

29 SEVERN WAY., HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £360,000

Stylish three-storey home with refitted kitchen, three double bedrooms, two bathrooms, parking for two cars with EV charging, and a landscaped south-west facing garden in a sought-after development.

This beautifully presented three storey home is located within a sought-after modern development and offers contemporary living across three well-planned floors. The ground floor welcomes you with a bright living room overlooking the front aspect. The recently refitted kitchen is a particular highlight, featuring a range of stylish modern units, a classic Belfast sink, and ample workspace, making it ideal for keen cooks and family gatherings, complemented by a practical utility area and a convenient downstairs WC.

On the first floor, you will find two generously sized double bedrooms and a spacious four piece family bathroom, perfect for both family life and visiting guests. The landing on this floor is particularly spacious, providing an excellent area for a study or reading nook. The master bedroom suite occupies the entire second floor, benefiting from privacy and comfort, complete with a three piece en-suite shower room. This freehold property also benefits from parking for two vehicles at the front, along with an EV charging point for electric vehicles.

To the rear of the property, you will discover a delightful sunny garden with a South Westerly aspect, ensuring afternoon and evening sunshine - ideal for relaxing or entertaining outdoors. The garden is thoughtfully landscaped, offering a combination of lawn and patio areas that provide plenty of space for outdoor dining, family activities, or simply enjoying the peaceful surroundings. Mature planting adds colour and privacy, while secure fencing makes the space safe for children and pets. This home offers the perfect balance of practical outside space and stylish interiors, making it an excellent choice for families, professionals, or

anyone seeking a move-in ready property in a popular and convenient location.

DIRECTIONS

CW4 8FS- Severn Way, 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

ENERGY PERFORMANCE RATING

LOCAL AUTHORITY

Cheshire East band C

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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



TOTAL FLOOR AREA - 1131 sq ft (105.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HALMAN**

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