



42 Selkirk Drive, Holmes Chapel, CW4 7LJ

£330,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# 42 Selkirk Drive

Holmes Chapel

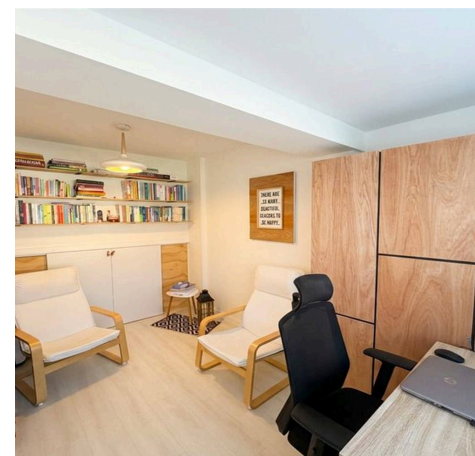
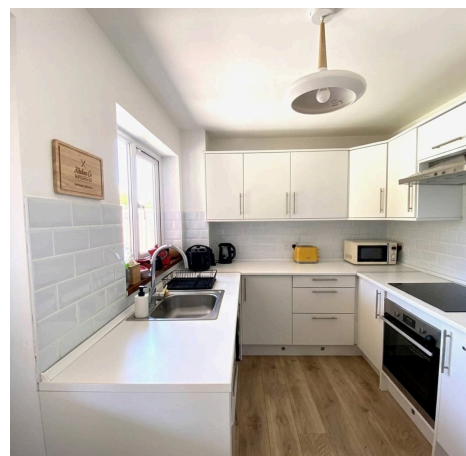
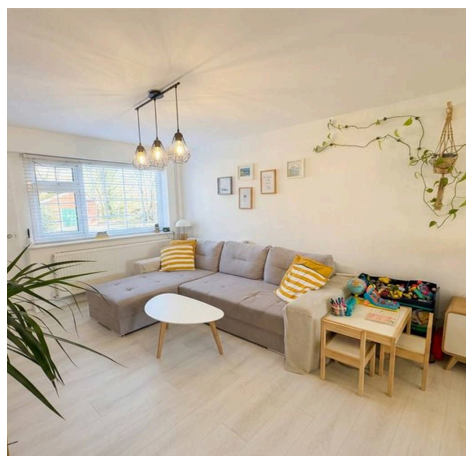
Stylish three bedroom semi with open plan living, modern decor, office, spacious west facing garden and driveway all set in an idyllic cul-de-sac location in a sought after area  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Open plan living dining
- Cul de sac location in a sought after area, close to schools and amenities
- Separate Office/ family room
- An immaculately presented three bedroom semi-detached home
- Off road parking to the front and garden with a westerly aspect featuring a covered patio area



## 42 Selkirk Drive

### Holmes Chapel

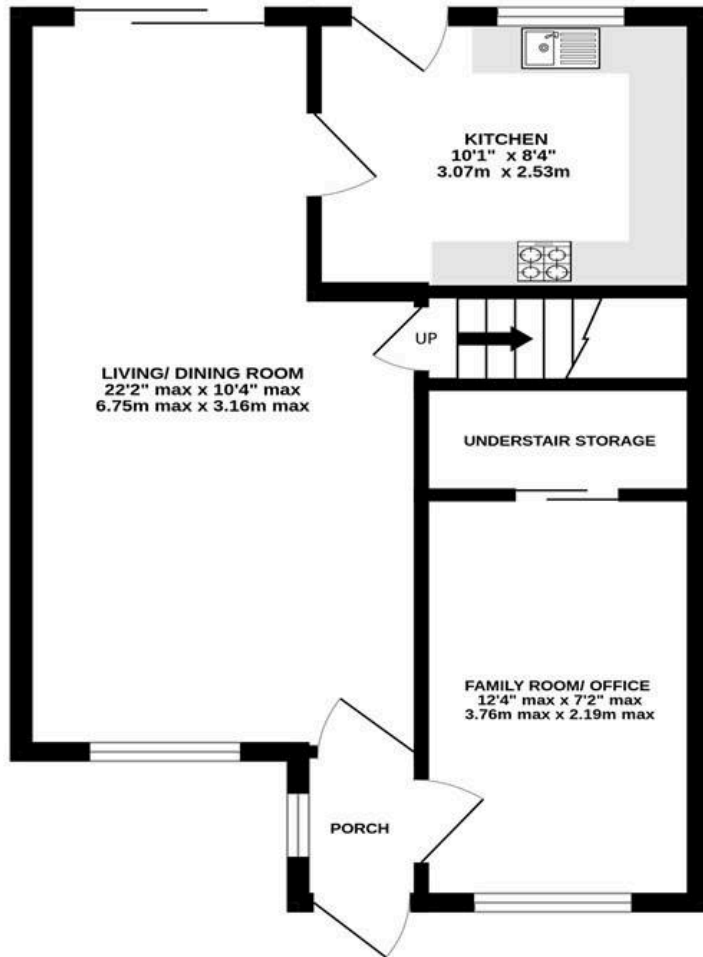
This beautifully presented three-bedroom semi-detached house offers an exceptional standard of modern living, featuring a thoughtfully designed open plan living area that is perfect for both relaxing and entertaining.

As you enter the property, you are greeted by a welcoming porch that leads into the expansive main living space, which benefits from abundant natural light pouring in through large windows and sliding doors. These doors provide seamless access to the garden, creating a harmonious connection between indoor and outdoor living. The living area is enhanced by contemporary lighting fixtures that add a touch of elegance and warmth to the space, while the neutral décor allows you to easily personalise your new home. The kitchen provides ample storage and workspace for all your culinary needs. Adjacent to the main living space, you will find a versatile office or family room, ideal for those who work from home or require an additional area for relaxation and play.

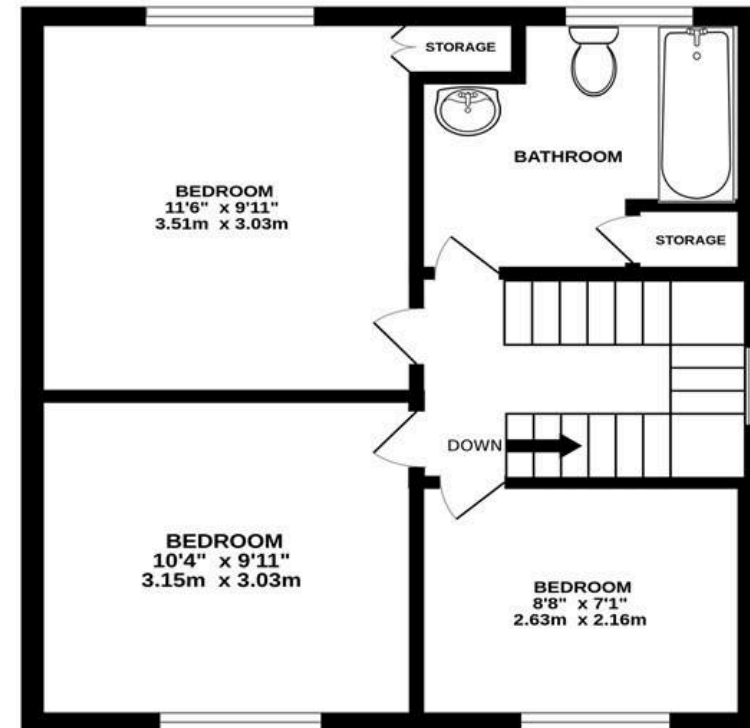
Upstairs, the property comprises three generous bedrooms, each offering comfortable accommodation and plenty of storage options. The spacious bathroom is fitted with a sleek suite, including a bath-tub, perfect for unwinding after a busy day. Throughout the home, large windows ensure that every room is filled with natural light, creating a bright and airy atmosphere. The enclosed west facing garden, bordered by sturdy fencing, ensures privacy and peace of mind, while the covered patio area provides a sheltered spot for year-round enjoyment. Practicality is further enhanced by off-road parking, ensuring convenience for residents and guests alike. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.



**GROUND FLOOR**  
436 sq.ft. (40.5 sq.m.) approx.



**1ST FLOOR**  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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