



**GASCOIGNE  
HALMAN**

3 GRASMERE DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £375,000

Spacious two/three bedroom chalet style house with kitchen, conservatory, flexible reception room, beautiful south facing garden, driveway, garage with utility area, and stylish bathroom.

### DESCRIPTION

This beautifully presented chalet style two/three bedroom house offers spacious and versatile accommodation. Upon entering, you are welcomed by a bright entrance hall leading to a generous living room, perfect for relaxing or entertaining guests. The modern kitchen is thoughtfully designed and well equipped, providing ample storage and worktop space for culinary enthusiasts. A particular highlight is the impressive conservatory, which enjoys an outlook over the stunning south facing rear garden, filling the space with natural light and creating a tranquil setting for dining or unwinding. The ground floor also features a useful second reception room, which can easily serve as a third bedroom, home office or playroom, as well as a convenient downstairs WC.

Upstairs, you will find two spacious double bedrooms, both offering plenty of room for furnishings and personal touches. The family bathroom is modern and stylish, fitted with contemporary fixtures and providing a relaxing environment for daily routines.

Additional practical benefits include a driveway with ample off road parking, ensuring convenience for multiple vehicles, and a garage with an electric door. The bottom end of the garage has been thoughtfully set up as a utility area, offering further storage and laundry facilities.

This delightful property combines comfort, style and practicality throughout, making it an excellent opportunity for buyers seeking a home that is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate all that this impressive chalet style house has to offer.

### DIRECTIONS

CW4 7JT - Grasmere Drive, 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

### SERVICES (NOT TESTED)

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

### LOCAL AUTHORITY

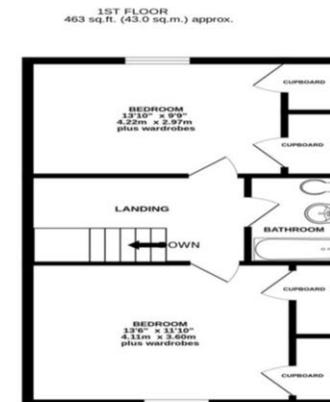
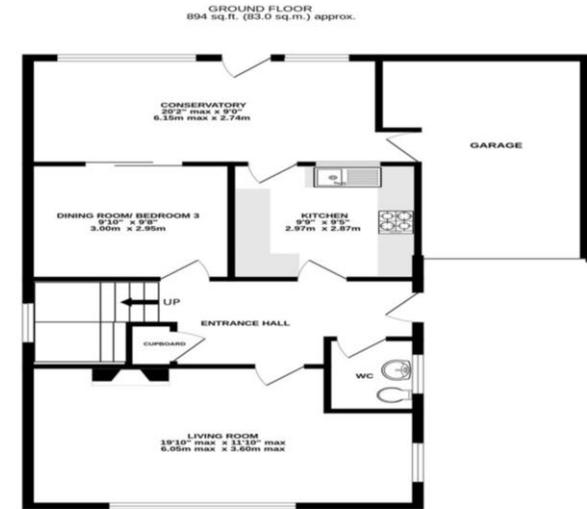
Cheshire East council tax band D

### VIEWING

Viewing strictly by appointment through the Agents.

### ENERGY PERFORMANCE RATING

EPC rating D



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

## HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE  
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.