



**GASCOIGNE
HALMAN**

8 VIOLET WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£370,000

Modern 3-bed detached home within the sought after Bluebell Green development. Features en suite, home office, garage storage, off-road parking, stylish kitchen, and spacious living areas. Close to amenities and schools.

This beautifully presented three bedroom detached house is situated on the highly sought-after Bluebell Green Development in Holmes Chapel.

Tastefully decorated throughout, the property boasts a welcoming entrance hall that leads to a spacious living room featuring contemporary finishes and ample natural light. The modern kitchen diner is well appointed with quality fittings, integrated dishwasher and space for appliances, providing a perfect space for family meals or entertaining guests. The dining area enhances the sense of space and versatility, while a convenient downstairs cloakroom adds to the practicality of the layout.

Upstairs, there are three generously sized bedrooms, including a principal bedroom with fitted wardrobes and a stylish en suite shower room. The further two bedrooms are well proportioned and served by a sleek family bathroom, finished with modern tiling and fixtures (ideal for busy households). One of the standout features of this home is the garage, which has been thoughtfully divided to provide both valuable storage space and a dedicated home office, catering perfectly to the needs of those working remotely.

The property also benefits from ample off road parking, ensuring convenience for homeowners and visitors alike. Early viewing is highly recommended to appreciate the quality and versatility this superb home has to offer.

DIRECTIONS

CW4 7FY - Violet Way, Holmes Chapel

LOCATION

Located within easy reach of Holmes Chapel's excellent local amenities, schools and transport links, this home combines comfort, style and practicality in a desirable setting. 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, council tax band D

ENERGY PERFORMANCE RATING

EPC rating B

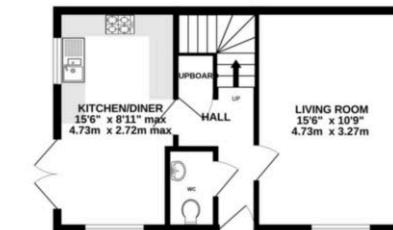
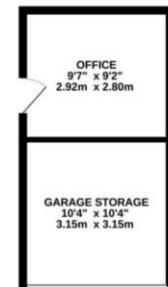
SERVICES (NOT TESTED)

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

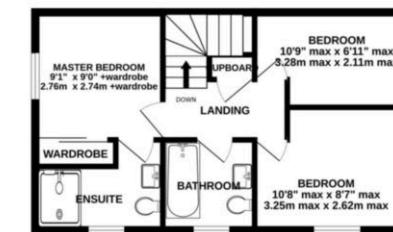
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA - 999 sq.ft. (92.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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