



**GASCOIGNE
HALMAN**

1 MONTROSE COURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £495,000

Spacious four bedroom detached house with large living room, study, ensuite, workshop, west facing garden, driveway, and off-road parking. Ideal for families seeking versatile living in a prime location.

DESCRIPTION

Presenting this impressive four bedroom detached house, ideally suited for families or those seeking generous living space and versatile accommodation.

Upon entering the property, you are welcomed by a bright and inviting hallway that leads to a spacious living room, featuring a charming log burner, perfect for cosy evenings. The large living room offers ample space for relaxation and entertaining guests, while the adjacent dining room provides an elegant setting for formal meals and benefits from doors that open to the garden, allowing for a seamless indoor-outdoor flow. The kitchen is thoughtfully designed with contemporary fittings, ensuring both style and functionality. A dedicated study, complete with built-in storage, offers a quiet retreat for home working or reading.

All four bedrooms are well-proportioned doubles, providing comfortable accommodation for family members or guests. The principal bedroom stands out with its generous size, built-in wardrobes, and a private ensuite shower room, creating a luxurious sanctuary. The family bathroom is finished in a modern white three piece suite, catering to the needs of a busy household.

Additional storage and utility needs are met by a practical workshop, ideal for hobbies or extra storage. The property further benefits from a spacious driveway and ample off-road parking, and mature west facing rear garden.

With its thoughtful layout, abundance of natural light, and versatile spaces, this detached residence offers an exceptional opportunity to secure a substantial family home in a sought-after location.

Early viewing is highly recommended to fully appreciate the generous proportions and impressive features this property has to offer.

DIRECTIONS

CW4 7JJ- Montrose Court, 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, council tax band E

ENERGY PERFORMANCE RATING

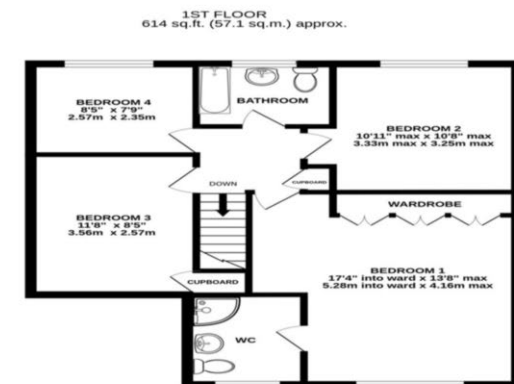
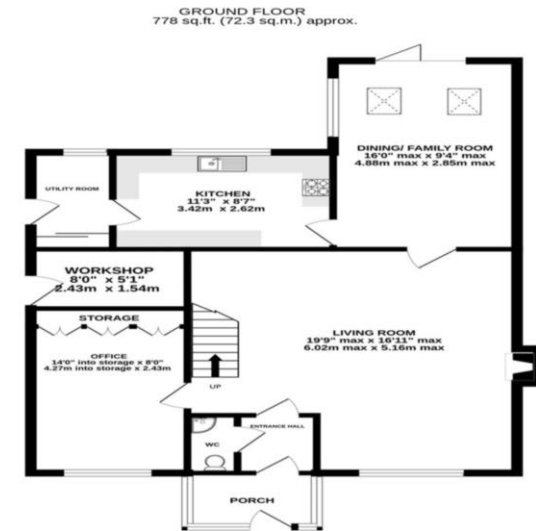
EPC Rating D

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.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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