



**GASCOIGNE
HALMAN**

4 MAYFIELD CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £350,000.00

A well presented four bedroom detached home in a cul-de-sac location with two reception rooms, kitchen, downstairs wc, garage and off road parking.

Ideally located within just a short walk to the centre of Holmes Chapel, a well maintained detached family home with the ability for a buyer to put their own stamp on if required.

Off the entrance hall, with its useful downstairs wc, are two reception rooms - the living room to the front with an opening into the dining room. The kitchen has views over the garden and is fitted with a range of cream units, space for appliances and a door leading to the side.

To the first floor there are four generous bedrooms with built in wardrobes, a modern shower room fitted with a two piece suite comprising of a shower and sink unit while the wc is separate.

Externally the driveway provides off road parking in front of the garage, a gate to the side leads to the garden. The rest of the garden is mainly laid to lawn with its fence boundaries along with mature shrubs and plants.

DIRECTIONS

CW4 7BP- Mayfield Close, Holmes Chapel

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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

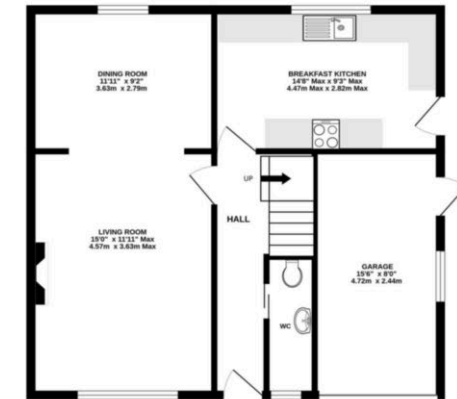
ENERGY PERFORMANCE RATING

EPC Rating C

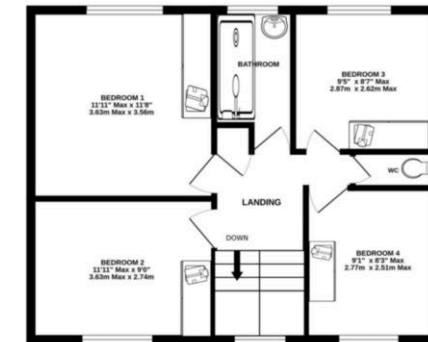
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
661 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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