



**GASCOIGNE
HALMAN**

39 CONISTON DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



39 CONISTON DRIVE, HOLMES CHAPEL

£550,000

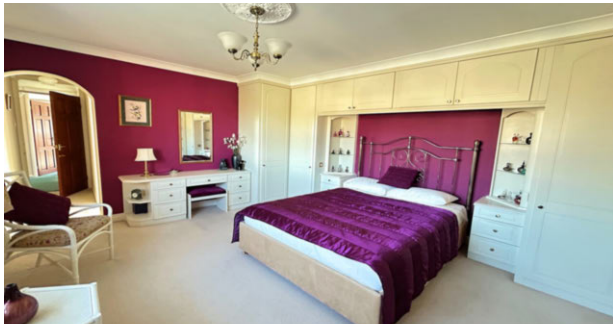
Spacious extended 4-bed detached home in sought-after area with 3 receptions, kitchen diner, en-suite, south-facing garden, patio, driveway, garage, and no onward chain.

Situated within a highly sought after residential development, this much improved and extended freehold detached family home offers spacious and versatile accommodation ideal for modern living.

Upon entering, you are greeted by a welcoming hallway that leads to three well-proportioned reception rooms, including a bright living room, a formal dining room, and a flexible home office or playroom (located off the utility room), perfect for those seeking adaptable family space. The kitchen diner, thoughtfully designed for both every-day meals and entertaining, seamlessly connects to a useful utility room with direct access to the garden.

Upstairs, there are four generous bedrooms, all thoughtfully arranged to provide comfort and privacy, with the master bedroom benefitting from an en-suite bathroom. A further well-appointed family bathroom serves the remaining bedrooms.





Outside, the property boasts a most delightful private south facing rear garden, offering an ideal setting for both relaxation and outdoor entertaining. Mature planting and thoughtfully landscaped borders provide a sense of seclusion and tranquillity, making it a perfect retreat for families and garden enthusiasts alike. A large Indian Stone paved patio area adjacent to the house is perfect for alfresco dining or enjoying the afternoon sun, while the generous lawn offers ample space for children's play or summer gatherings.

To the front, the property benefits from a well-maintained driveway providing parking for multiple vehicles, in addition to the integral garage. With its combination of attractive outdoor spaces and a prime location, this property is an exceptional opportunity for those seeking a family home with both style and substance, and the added benefit of no onward chain, ensuring a straightforward purchase process.

DIRECTIONS

CW4 7LB- Coniston 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

LOCAL AUTHORITY

Cheshire East band G

ENERGY PERFORMANCE RATING

SERVICES (NOT TESTED)

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

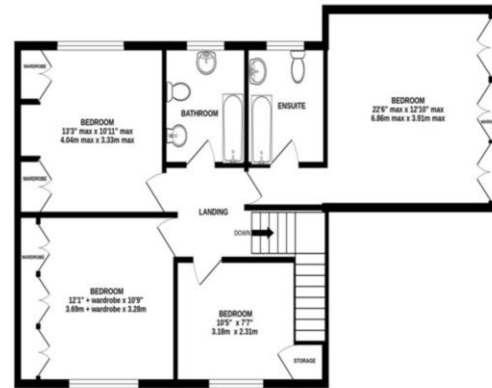
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**