



15 Alder Way, Holmes Chapel, CW4 8AD

£400,000

01477 417000, holmeschapel@gascoignehalman.co.uk

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THE AREA'S LEADING ESTATE AGENCY



15 Alder Way

Holmes Chapel

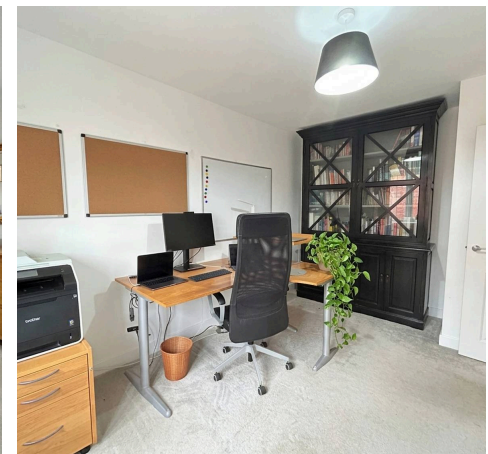
This impressive four bedroom semi-detached house is situated in a peaceful cul-de-sac just off Alder Way, offering a superb blend of modern living and practical design. Arranged over three spacious floors, the property is ideal for families seeking versatile accommodation.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Located in a small cul-de-sac off Alder Way
- A spacious freehold three storey semi-detached home
- Open plan living to the ground floor with a kitchen, dining area and living room with two sets of French doors opening to the garden
- Fitted kitchen area with a range of modern units and integrated appliances
- Downstairs WC off the hallway and staircase to the first floor
- Four bedrooms and two bathrooms split over the first and second floor with the master bedroom suite spanning the top floor
- Parking to the side with access to the rear garden
- Fairly low maintenance rear garden which is mainly paved with fence boundaries, timber summer house and a selection of mature shrubs



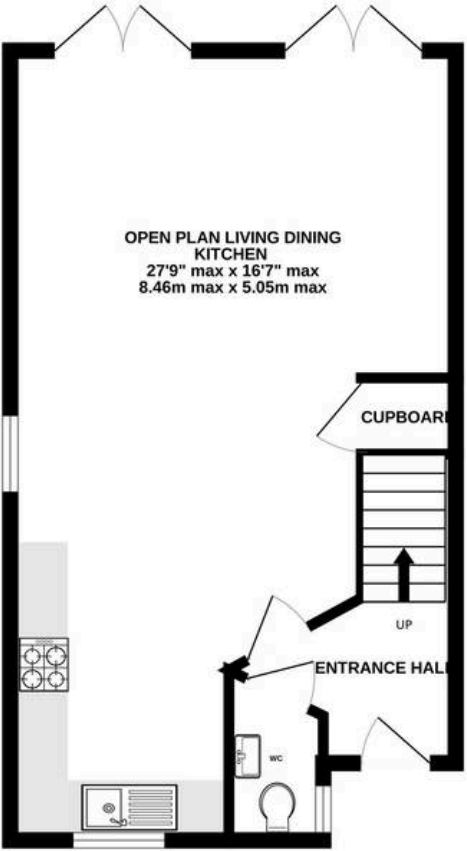
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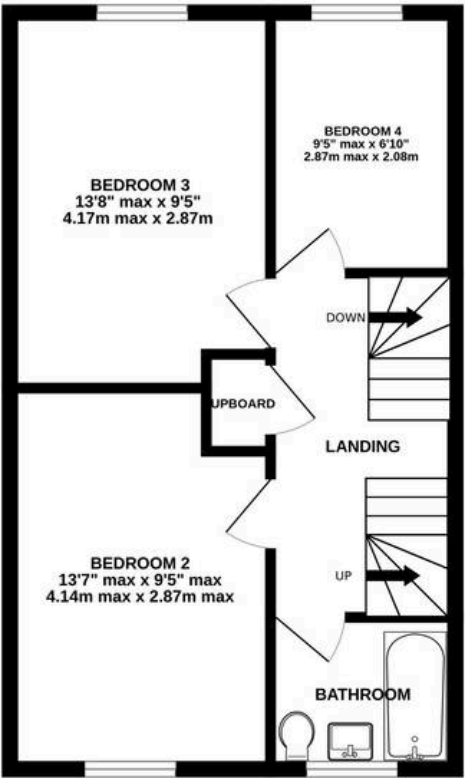
The ground floor features an inviting open plan layout, comprising a contemporary fitted kitchen with a range of modern units, quartz work surfaces and integrated appliances, seamlessly flowing into the dining area and living room. Two sets of French doors open onto the rear garden, creating a bright and airy atmosphere and perfect for indoor-outdoor entertaining. A convenient downstairs WC is located off the hallway, along with a staircase leading to the upper floors. On the first floor, you will find two generous double bedrooms, a fourth bedroom suitable as a study or nursery, and a stylish family bathroom. The entire top floor is dedicated to the impressive master suite, complete with a modern en-suite shower room and access to a useful eaves storage area. The property also benefits from parking to the side for two vehicles, providing easy access to the landscaped rear garden. The outside space has been designed with low maintenance in mind, making it ideal for busy lifestyles or those who prefer to spend more time relaxing than gardening. The rear garden is mainly paved, with attractive fence boundaries offering privacy and security. A timber summer house provides a delightful spot for outdoor hobbies, or simply unwinding in the warmer months. Mature shrubs add a touch of greenery and interest without the need for extensive upkeep. The side parking area ensures convenient off-road parking for two vehicles and direct access to the garden for added practicality. This property's outdoor areas are perfectly suited for entertaining, family activities, or quiet enjoyment, complementing the spacious and flexible accommodation found within. With its sought-after cul-de-sac location, modern interiors, and thoughtfully planned outside space, this home represents an excellent opportunity for buyers looking for comfort, style, and convenience.



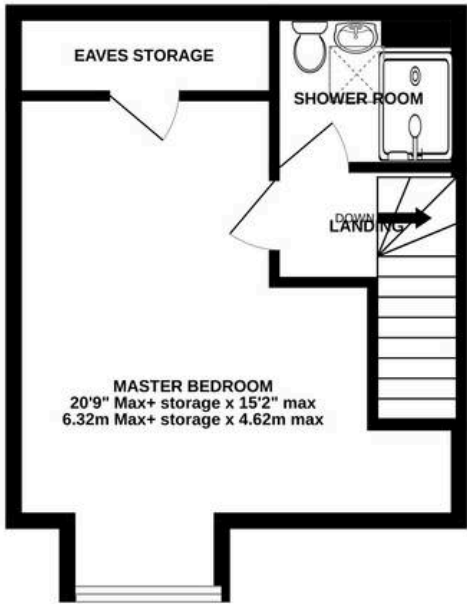
GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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