22 Violet Way, Holmes Chapel, CW4 7FY

£315,000

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GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

22 Violet Way

Holmes Chapel

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

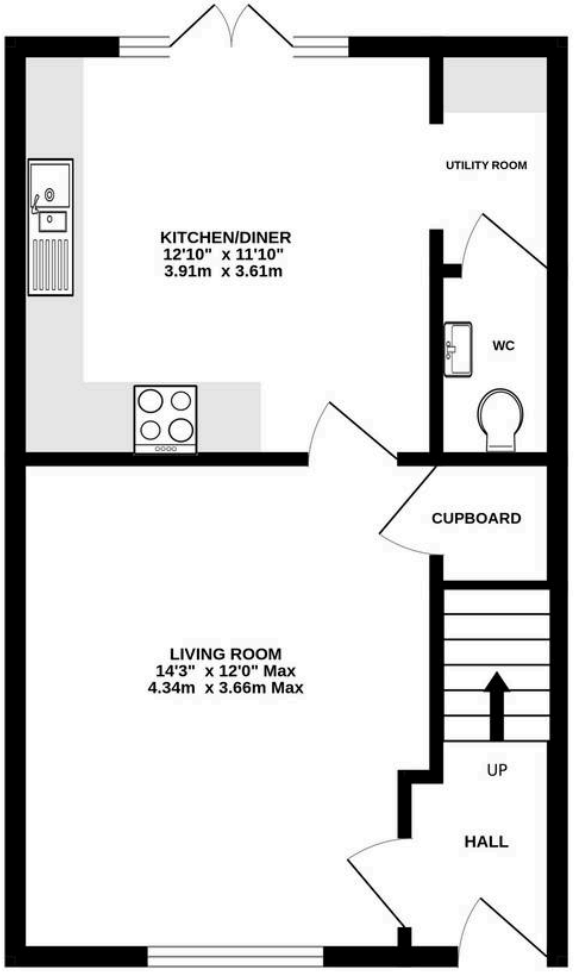
- Three bedroom semi in a sought after location in Holmes Chapel
- Immaculately presented throughout
- Spacious living area with abundant natural light
- Open plan kitchen dining area with modern units and integrated appliances
- Utility area and downstairs wc
- Bedroom one with en-suite
- Modern family bathroom with bath-tub
- South west facing private rear garden with shed
- Off-road parking

22 Violet Way

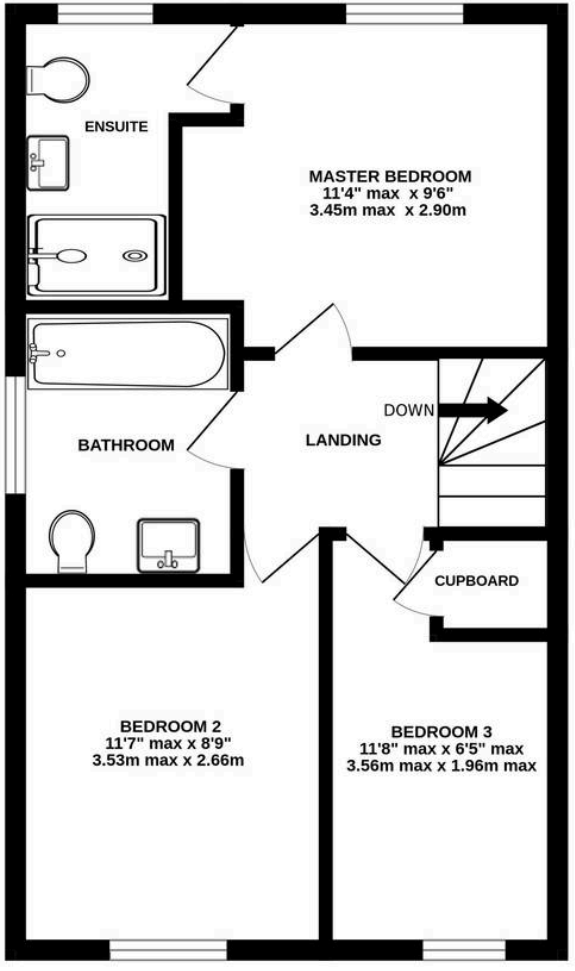
Holmes Chapel

This immaculately presented three bedroom semi detached house is situated in a highly sought after location in Holmes Chapel, offering an exceptional standard of contemporary living throughout. The property welcomes you with a spacious entrance hall that leads into a bright and airy living area, where large windows allow abundant natural light to fill the space, creating a warm and inviting atmosphere. The open plan kitchen dining area is thoughtfully designed, featuring stylish modern units, integrated appliances (including oven, hob, and fridge freezer), and ample space for family dining or entertaining guests. Adjacent to the kitchen is a practical utility area, providing further storage and laundry facilities, as well as a convenient downstairs wc. Upstairs, the property boasts three well proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room, finished to a high standard with contemporary fittings. The additional bedrooms are both generously sized and share access to a modern family bathroom, which is complete with a bath-tub, sleek tiling, and quality fixtures. This home is tastefully decorated in neutral tones throughout, enhancing its sense of space and light, and is ready for immediate occupation. Further benefits include off-road parking to the front, gas central heating, and double glazing. The location places you within easy reach of Holmes Chapel village amenities, reputable local schools, and excellent transport links, making this an ideal choice for families, professionals, or those seeking a move-in ready home in a desirable area. Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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