

29 James Walker Drive, Holmes Chapel, CW4 7GS

£375,000

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GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









29 James Walker Drive

Holmes Chapel

Modern 3-bed town house enhanced by current owners with open plan living, garden room, principal suite, study area, parking for 2, and landscaped low maintenance garden. Ready to move in.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Thoughtfully enhanced by the current owners
- Sought after location, close to amenities and transport links
- Open plan living kitchen diner
- Glass garden room with sliding doors and electric roof Blind
- Downstairs wc
- Bedroom one on top floor with en-suite and dressing room
- Two bedrooms on the first floor with study area
- Off road parking for two vehicles
- Low maintenance beautifully landscaped garden with patio area









29 James Walker Drive

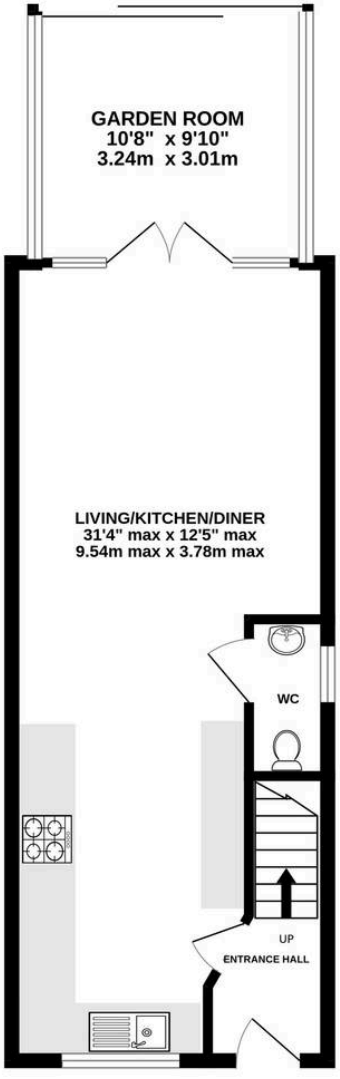
Holmes Chapel

Nestled in a sought-after residential area, this three-bedroom semi-detached town house offers modern living within easy reach of local amenities, schools and excellent transport links. The property, having been thoughtfully enhanced by the current owners, welcomes you with a hallway leading to a bright, open-plan living kitchen diner, ideal for both family life and entertaining guests. A stunning glass garden room extends from the living space, providing a tranquil spot to relax and enjoy views of the garden throughout the year. The ground floor also benefits from a convenient downstairs WC. On the first floor, you will find two well-proportioned bedrooms, bedroom two having built in wardrobes, a modern white three-piece bathroom, and a versatile study area, perfect for home working or as a reading nook. The top floor is dedicated to the impressive principal bedroom, complete with its own en-suite shower room and a generous dressing room, offering a private sanctuary away from the main living areas.

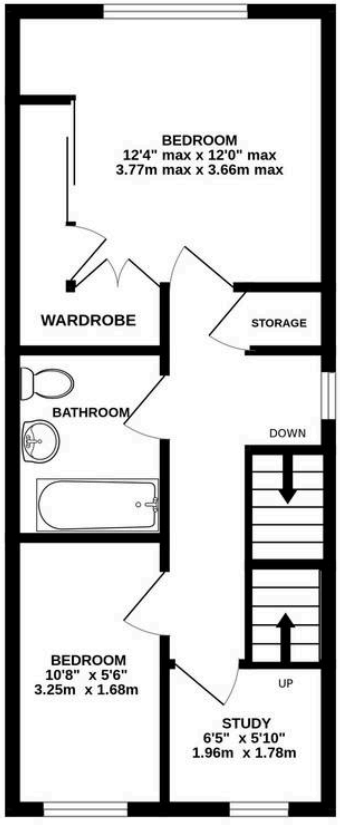
Outside, the property features a low maintenance, recently landscaped garden, designed with ease of upkeep in mind. A stylish patio area provides the perfect setting for al fresco dining or summer barbeques, while the rest of the garden is laid out for minimal effort, allowing you to enjoy the space without the need for extensive gardening. Off-road parking is available for two vehicles at the front of the property, ensuring convenience for you and your guests. The garden room opens directly onto the patio, seamlessly blending indoor and outdoor living spaces. The property's position within this desirable neighbourhood means you are just moments away from parks, shops, and public transport, making it an ideal choice for families, professionals, or anyone seeking a comfortable and well-connected home.



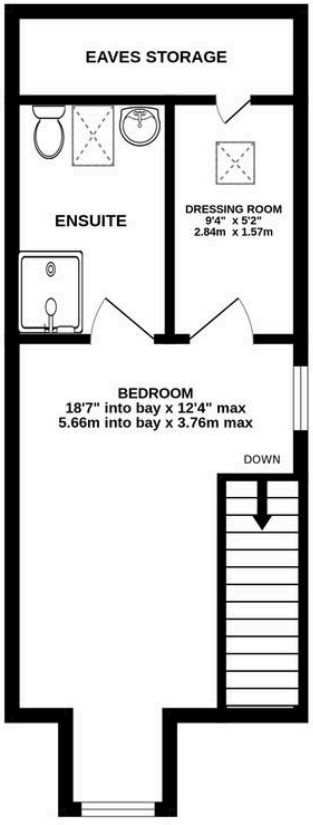
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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