



**GASCOIGNE  
HALMAN**

3 FURNESS CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£500,000

Located in a small cul-de-sac off Coniston Drive, with views over woodland and fields to the front, a generous four bedroom detached family home with ample potential to extend over the garage if desired. Ample off road parking and double garage.

Furness Close is a desirable location within Holmes Chapel having stunning open views to the front. This particular property offers spacious accommodation throughout which is evident when you walk into the welcoming reception hall, off which is a very useful downstairs WC.

There are two reception rooms offering flexible and versatile living accommodation, the living room being at the front appreciating the onward views, glass doors open to the second reception room which has been extended to create a dining room/family room with sliding doors to the garden. The breakfast kitchen is fitted with a range of units and has an internal door to the double garage, giving plenty of space for part of the garage to be adapted into a utility room if desired.

The turning staircase leads to the first floor where there are four bedrooms and a three piece shower room.

The driveway to the front provides off road parking for several vehicles in front of the garage, a large lawned garden has an abundance of shrubs and plants, providing an array of colour throughout the spring and summer months. Gated access to the side leads to the rear garden which has a paved patio area, timber garden shed and a raised lawn with fence boundaries.

A freehold property which must be viewed to be appreciated.

## DIRECTIONS

CW4 7LG - Furness Close, 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, council tax band F

## ENERGY PERFORMANCE RATING

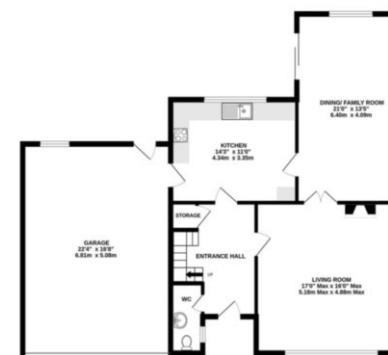
## SERVICES (NOT TESTED)

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  
1176 sq ft (109.3 sq.m) approx.



1ST FLOOR  
589 sq ft (54.7 sq.m) approx.



TOTAL FLOOR AREA: 1765 sq ft (163.9 sq.m) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrolinx 0202

## HOLMES CHAPEL OFFICE

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