



**GASCOIGNE
HALMAN**

2 BESSANCOURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £275,000

Delightful freehold home with south facing rear garden, situated in a prime location in Holmes Chapel, offered with no onward chain.

DESCRIPTION

Bessancourt is a popular location within Holmes Chapel being within easy walking distance of the village centre.

Spacious living room to the front of the property that leads on to a bright naturally lit kitchen with dining area and good size understairs storage cupboard. To the rear of the property there is a conservatory that opens up on to a private garden.

Two double bedrooms to the first floor, along with bathroom fitted with a modern white suite.

Pleasant garden to the front of the property with driveway for off-road parking. Private south facing enclosed rear garden which is mainly laid to lawn.

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.

DIRECTIONS

CW4 7AN - Bessancourt, Holmes Chapel

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East council tax band C

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

ENERGY PERFORMANCE RATING

EPC Rating: C

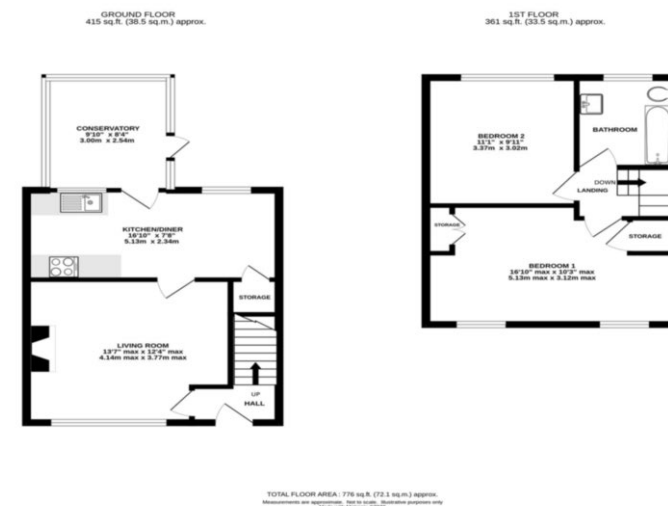
HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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