



**GASCOIGNE  
HALMAN**

11 SYCAMORE CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £295,000

Just a short walk to the centre of Holmes Chapel, a neutral and tastefully presented three bedroom semi-detached home with the added advantage of a large conservatory off the kitchen diner.

Sycamore Close is located just off Eastgate Road, within an easy walk to the facilities and amenities Holmes Chapel has to offer.

This particular property will not disappoint, offering tasteful decor the accommodation comprises of a living room off the entrance hallway, which has space for coat storage and staircase to the first floor.

The living room overlooks the front garden and in turn leads to the kitchen diner. The kitchen is fitted with a range of white high gloss units with space for a dining table, understairs storage cupboard and access to the side and driveway. Off the dining area, the large conservatory can offer a variety of uses, ideal for a second sitting area, play room or home office.

To the first floor there are three bedrooms along with a three piece modern white bathroom suite.

The driveway provides off road parking while the front is set behind a large hedge giving a great degree of privacy. Gated access from the driveway leads down the side of the house to the rear garden with its fence boundaries, timber garden shed and paved patio area. All providing a private south facing rear garden.

A freehold property which must be viewed

## DIRECTIONS

CW4 7BT- Sycamore 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.

## LOCAL AUTHORITY

Cheshire East band C

## ENERGY PERFORMANCE RATING

D

## TENURE

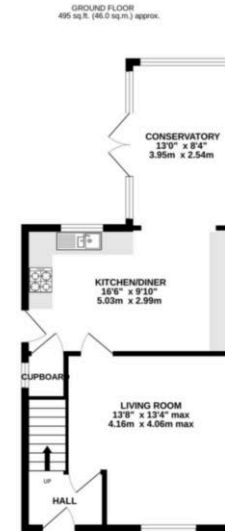
Freehold with a chief rent of £15 half yearly

## 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.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## HOLMES CHAPEL OFFICE

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