



28 Elm Drive, Holmes Chapel, CW4 7QG

£400,000

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THE AREA'S LEADING ESTATE AGENCY

28 Elm Drive

Holmes Chapel

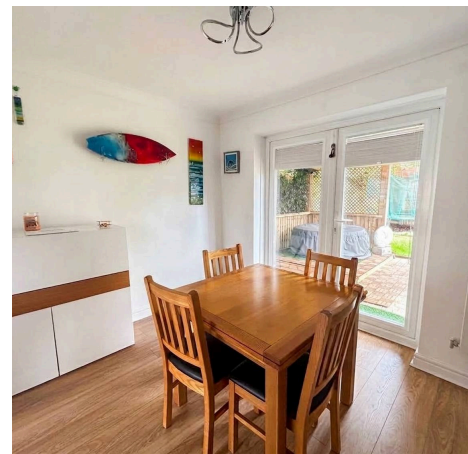
Well-presented 3 bed detached home near Holmes Chapel centre and station. Spacious rooms, en-suite, garage, sunny south-facing garden with decking and pergola.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular location being just a short walk to Holmes Chapel centre and train station
- Neutral decor throughout offering bright and airy accommodation
- A spacious detached freehold property
- Two reception rooms and a breakfast kitchen along with a downstairs WC off the hallway
- Three generous bedrooms, all with built in wardrobes
- Two bathrooms, one being an en-suite shower room to the master bedroom
- Driveway and garage with electric roll up garage door
- Private sunny south facing rear garden with decking area, pergola and mature shrubs
- Scenic walks on your doorstep along with a local play park behind Elm Drive



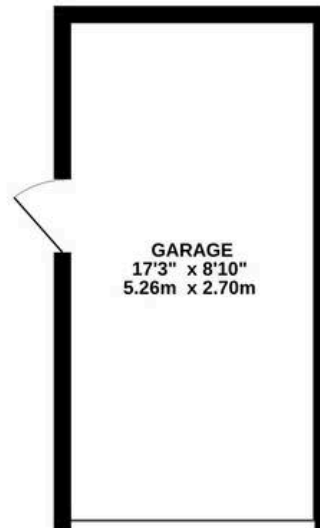
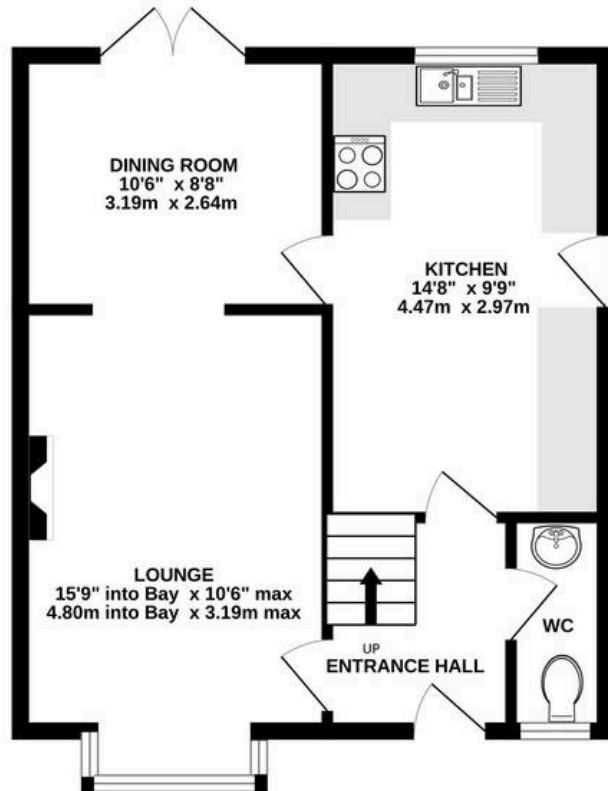
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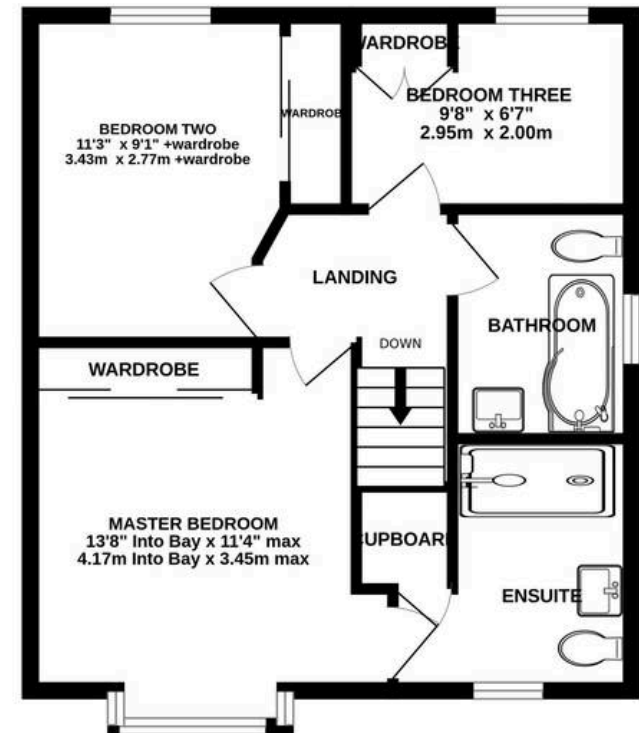
This well-presented three bedroom detached house is situated in a highly sought-after location, just a short walk from Holmes Chapel centre and the train station. The property boasts a neutral decor throughout, creating a bright and airy atmosphere that will appeal to a wide range of buyers. As you enter, you are greeted by a welcoming hallway with a convenient downstairs WC. The ground floor offers two versatile reception rooms, ideal for both relaxing and entertaining. The breakfast kitchen provides ample space for family dining and features modern fittings. Upstairs, there are three generous bedrooms, each with built-in wardrobes for excellent storage. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. This spacious detached freehold property also includes a driveway and a garage with an electric roll up door, offering secure parking and additional storage. The outside space is a particular highlight, with a private and sunny south-facing rear garden that is perfect for outdoor living. A raised decking area, complete with a pergola, provides an ideal spot for alfresco dining or relaxing in the sun. The garden is bordered by mature shrubs, ensuring a high degree of privacy and a pleasant outlook throughout the year. There is ample space for children to play or for keen gardeners to enjoy, while the front of the property offers parking on the driveway. For those who enjoy the outdoors, scenic walks are right on your doorstep, and a local play park is conveniently located just behind Elm Drive, making this an excellent choice for families. This property combines comfortable modern living with a fantastic location and attractive outside space, making it a must-view for those seeking a home in Holmes Chapel.



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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