



9 Ash Close, Holmes Chapel

£470,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



9 Ash Close

Holmes Chapel

In a most enviable plot with impressive views over the Dane Valley to the front.

Opportunities like this don't arise often, to purchase a detached bungalow in Ash Close, overlooking the Dane Valley.

Available with no upward chain, this beautiful home offers perfectly livable accommodation yet with the ability for an incoming buyer to put their own stamp on their home if they desire.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- With the most stunning and enviable views over the Dane Valley
- Detached garage with electric roll up door and workshop behind
- Block paved driveway providing off road parking for several vehicles
- An extremely peaceful location
- Three well proportioned bedrooms and a separate three piece bathroom
- Split level well stocked rear garden
- A detached bungalow with two reception rooms and a kitchen with access to the rear garden
- Set at the head of this popular cul-de-sac down a private drive reaching just two properties



9 Ash Close

Holmes Chapel, Crewe

The porchway opens to the large hallway which leads to the majority of rooms. The first being the extended living room with two large windows overlooking the view over the Dane Meadow.

The living room has a range of bespoke oak bookcases built into one wall, while an archway leads to the separate dining room overlooking the rear garden.

Also off the hallway is the fitted kitchen with space for appliances and access to the rear garden along with a separate pantry shelving cupboard.

A large cloak cupboard in the hallway provides plenty of storage. The three bedrooms are all generous in size, two of which overlook the front while the main bedroom overlooks the rear garden and has a range of built in wardrobes with sliding doors. The three piece family bathroom is conveniently positioned next to the main bedroom.

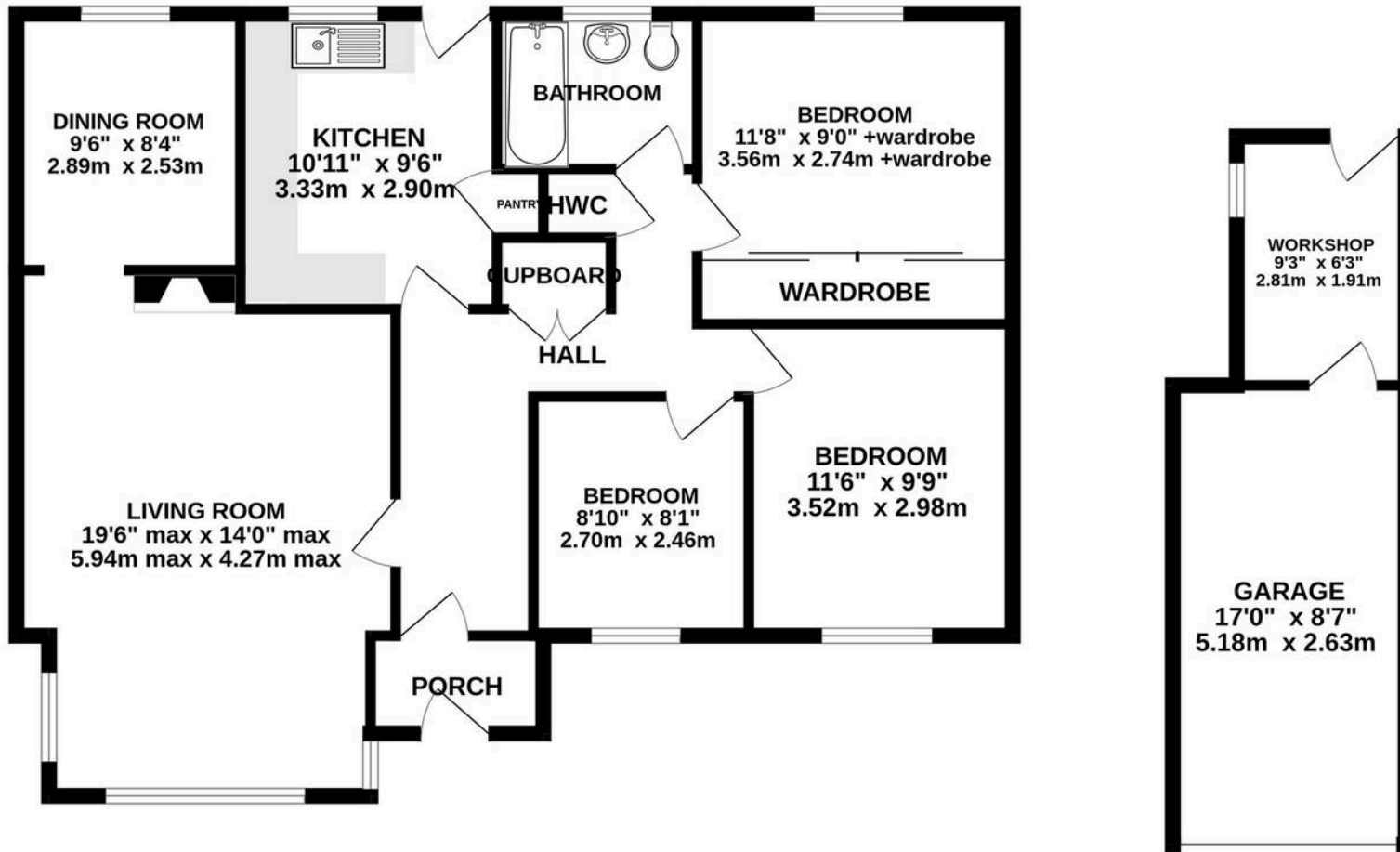
Located at the head of the cul-de-sac, accessed via a private tarmac drive which leads to just two properties, this being one, the driveway to this property is block paved providing off road parking for a number of vehicles, while the front garden has an abundance of mature shrubs. A detached garage has an electric roll up door, along with a workshop at the back which also has a separate personal door.

Gated access from the front garden leads to the rear garden which is split level, all offering a great degree of privacy. The garden provides many plants and shrubs all offering an array of colour throughout the year along with a concealed paved area for the timber garden shed.

A freehold detached bungalow, within easy reach of the centre of Holmes Chapel - yet with the most stunning views.



GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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