



20 St. Andrews Drive, Holmes Chapel

£400,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# 20 St. Andrews Drive

Holmes Chapel

A very spacious family home with a south westerly facing private rear garden, three reception rooms of which one would make an ideal guest bedroom if required.

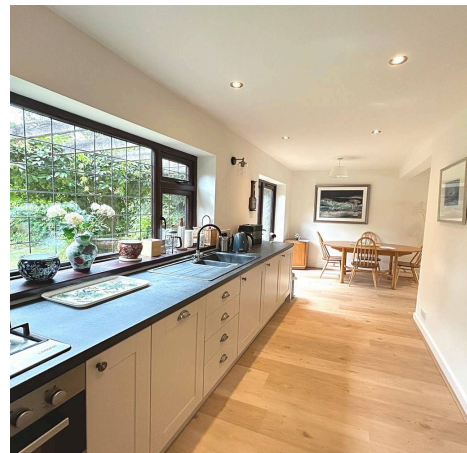
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A substantial family home in a sought after location
- Driveway to the front providing off road parking
- Flexible and versatile living accommodation
- Bright and neutral decor throughout
- South westerly facing private rear garden with an abundance of mature shrubs
- Living room with log effect fire, kitchen diner along with two further rooms
- Three piece shower room and a downstairs wc off the hallway
- Additional reception rooms could be used as an office/play room/bedroom four
- Three first floor bedrooms, all of which have built in storage



## 20 St. Andrews Drive

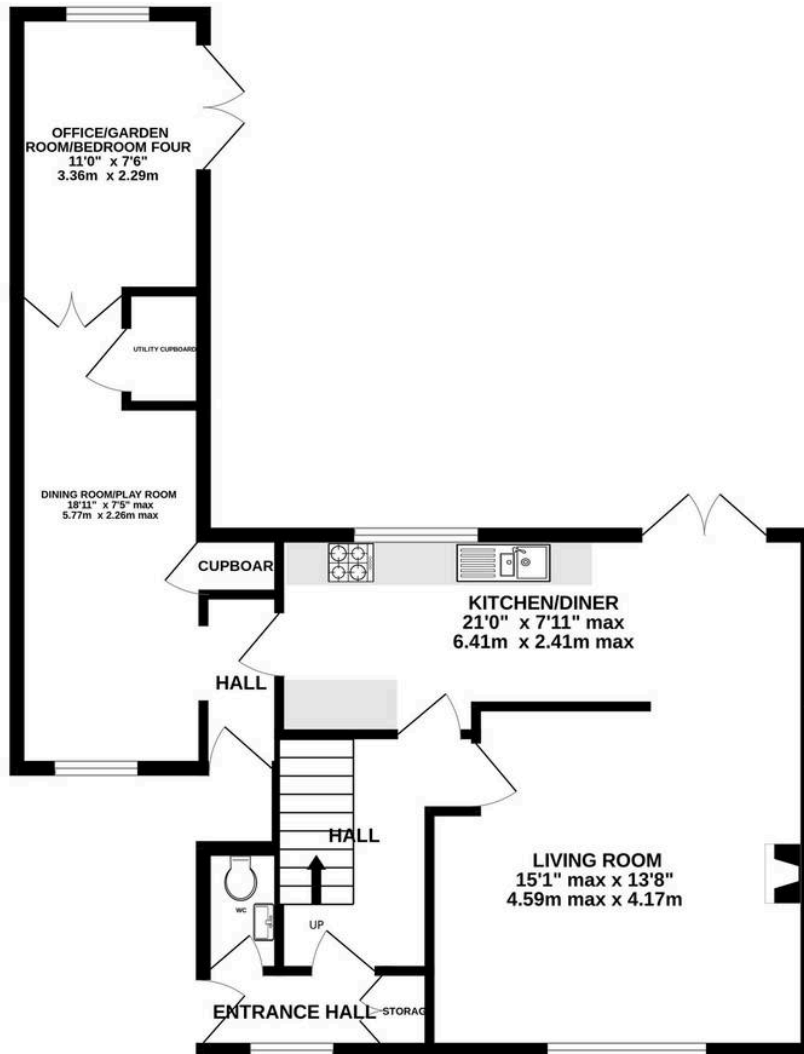
### Holmes Chapel

Offering tasteful and neutral decor throughout, this family home is ideally located just a short walk to the centre of Holmes Chapel with all its amenities and also just a short walk to Holmes Chapel Comprehensive School avoiding crossing any main roads. Having been recently redecorated throughout with new carpets to the first floor, the accommodation comprises of a downstairs WC off the first entrance hall which also has a cloak cupboard for storage of shoes and coats. Doors open to the main hallway with a staircase to the first floor with a decorative iron balustrade. The living room to the front has a log effect burning stove, the living room opens to the kitchen diner. The kitchen is fitted with a range of modern units with a complementing work surface over while the dining area has doors to the garden.

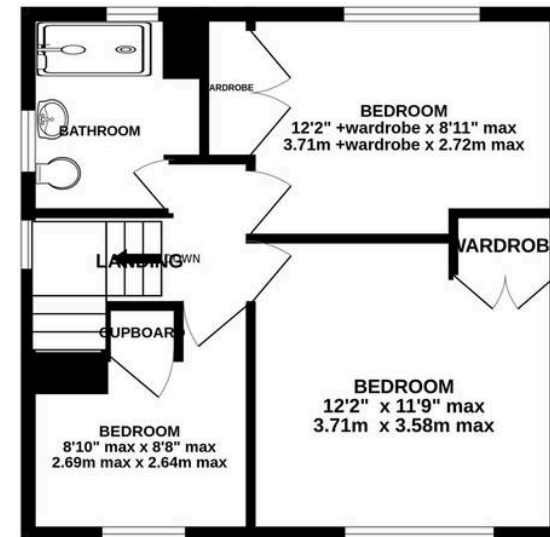
Off the kitchen, an inner hallway has access to the driveway and to two further rooms which would make an ideal formal dining room or play room if required, this very useful room has a utility cupboard with plumbing for a washing machine along with a second storage cupboard which currently houses a tall freezer. Double doors open to a further room overlooking the garden which would make an ideal guest bedroom if desired. The turning staircase to the first floor reveals all three generous bedrooms, bedroom one and two having the advantage of double built in storage and bedroom three a single built in wardrobe. The bathroom is fitted with a three piece suite which includes a large walk in shower enclosure. To the front, a tarmac driveway provides off road parking while the rear garden is an absolute delight. Having a south westerly aspect it attracts the sun from late morning, into the evening. The garden has an abundance of mature shrubs along with fence and hedgerow boundaries, all offering a great degree of privacy.



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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