



1 Troon Close, Holmes Chapel, CW4 7HS

£395,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 1 Troon Close

Holmes Chapel

A fabulous opportunity to purchase a three bedroom property with a generous garden, integrated garage and conservatory all within a short walk to schools and amenities.

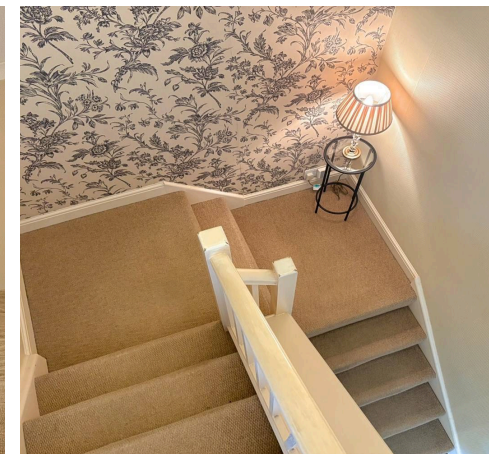
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought after location, short walk to Holmes Chapel Comprehensive School
- Large conservatory over looking the beautiful garden
- Open plan living dining
- Integrated garage and off road parking
- Kitchen with space for appliances and ample storage
- Mature garden with patio area and shed



# 1 Troon Close

## Holmes Chapel

Tucked away in a quiet and desirable cul-de-sac just off Portree Drive, this well presented three bedroom detached home offers spacious and versatile living in a sought after residential setting.

The ground floor features a bright and airy open plan living dining area, a well equipped kitchen and a charming conservatory that opens to the generous rear garden. The mature garden has a perfectly positioned patio area, is mainly laid to lawn with a beautiful variety of shrubs, and trees.

Up the turning staircase you'll find three good sized bedrooms and a spacious family bathroom.

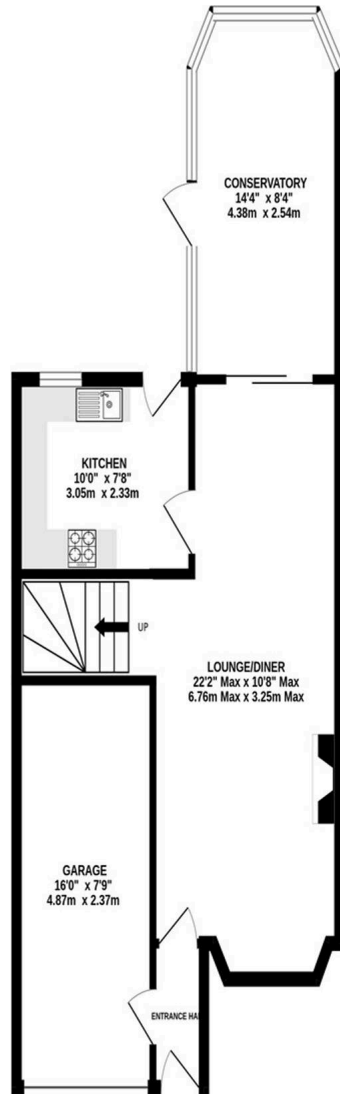
With its integrated garage, off road parking, a location within easy reach of local amenities and a short walk to Holmes Chapel Comprehensive School this property has it all.

An ideal home for families, first time buyers or anyone seeking comfort, convenience, and a tranquil yet connected lifestyle.

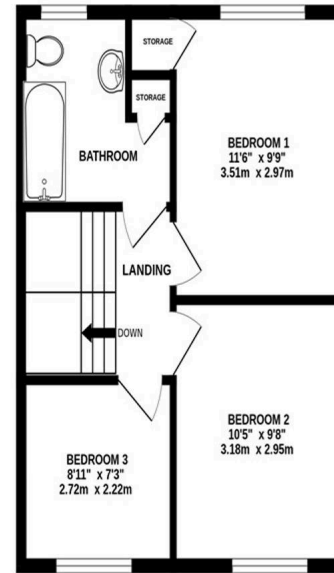
Early viewing is highly recommended.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.





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