



13 Holly Close, Holmes Chapel, CW4 8AE

£175,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

13 Holly Close

Holmes Chapel

Immaculate 3-bed mid-terrace, 50% share. Modern kitchen, spacious living, private garden, parking for 2, overlooks play park. Principal bedroom with en-suite and walk-in wardrobe.

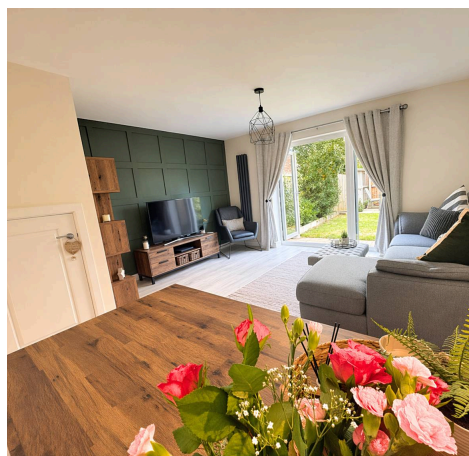
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Asking price represents a 50% share of this immaculately presented home
- Sought after location overlooking the play park
- Turn key property, finished off to a high standard
- Downstairs wc and understairs storage
- Modern kitchen with space for appliances
- Spacious living / dining room with double doors opening to the rear garden
- Bedroom one to the top floor with walk in wardrobe and en-suite
- Two double bedrooms on first floor with modern family bathroom
- Enclosed private rear garden with patio
- Off road parking for two vehicles and EV charger



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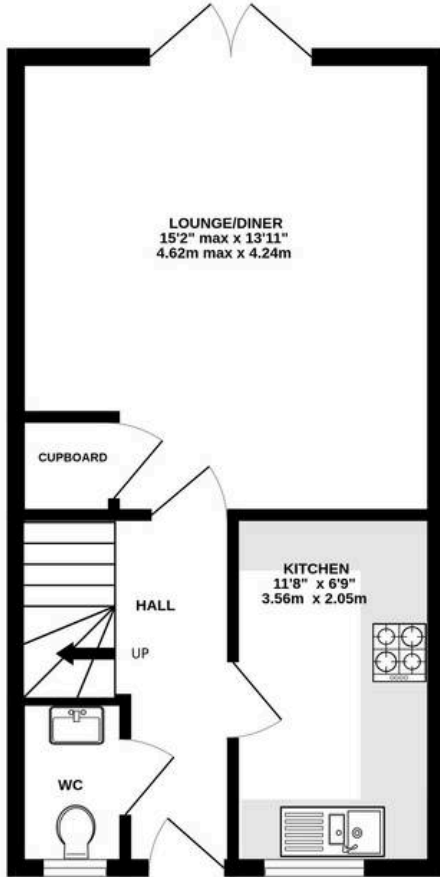
Holmes Chapel

This immaculately presented three-bedroom mid-terraced house offers an ideal opportunity to purchase a 50% share in a modern, turn-key property located in a sought-after development overlooking the local play park. The home has been finished to a high standard throughout. Upon entry, you are welcomed by a spacious hallway with downstairs WC. The contemporary kitchen features ample workspace and room for appliances, making it practical for every-day living. The generous living and dining area benefits from double doors that open directly to the rear garden, providing a bright and airy space for relaxation or entertaining. On the first floor, you will find two well-proportioned double bedrooms and a modern family bathroom. The top floor is dedicated to an impressive principal bedroom, complete with a walk-in wardrobe and a sleek en-suite shower room, offering a private retreat.

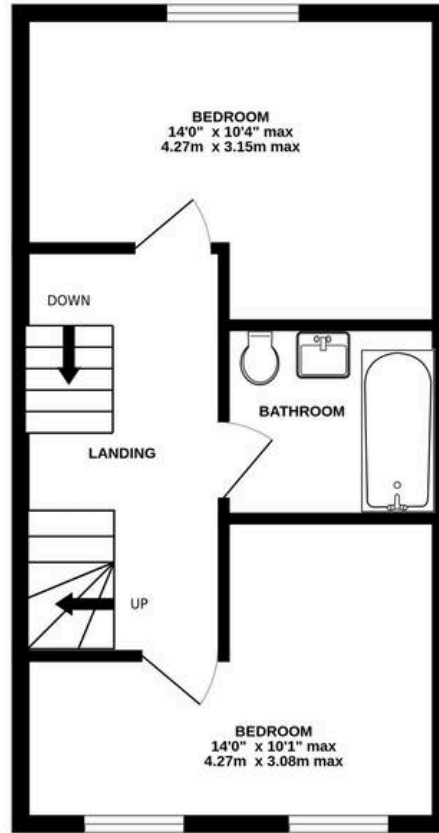
The outside space complements the interior perfectly, providing a secure and low-maintenance environment for both children and adults to enjoy. The enclosed private rear garden features a patio area, ideal for al fresco dining, summer barbeques, or simply unwinding at the end of the day. To the front of the property, there is off-road parking for two vehicles, ensuring convenience for residents and visitors alike. The position of the house, overlooking the play park, adds a further sense of community and provides a pleasant outlook. This property combines modern living with practical outdoor space, making it a superb choice for buyers looking to settle in a thriving neighbourhood.



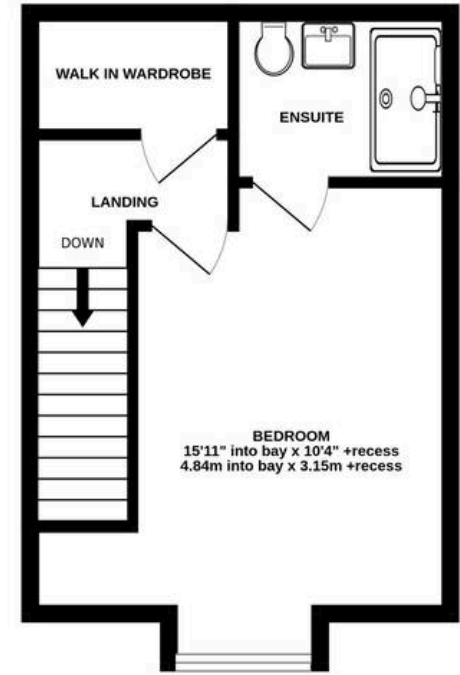
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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