



12 Coniston Drive, Holmes Chapel, CW4 7JU

Offers Over £425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



12 Coniston Drive

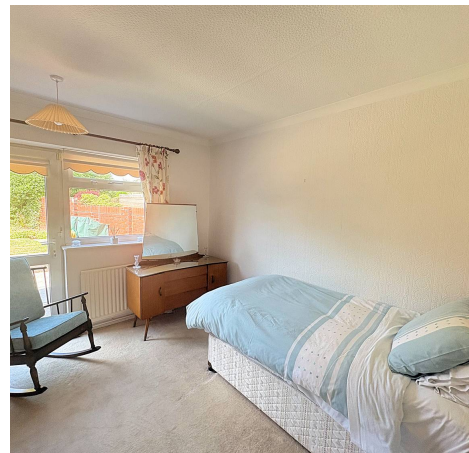
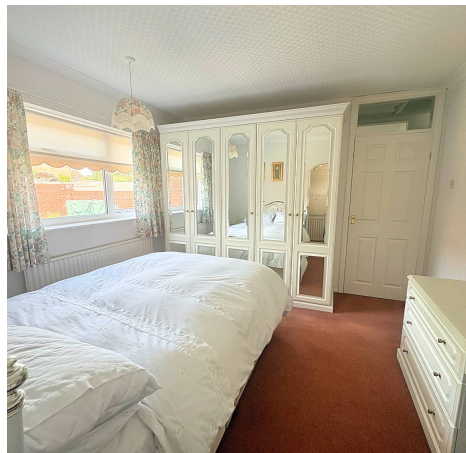
Holmes Chapel

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Set on a generous corner plot with gardens to three sides in a sought after location
- Open plan living and dining area
- Modern kitchen with space for appliances
- Three bedrooms all with built in storage
- Bedroom two with door accessing rear garden
- Bedroom one with ensuite
- White three piece shower room
- Landscaped garden with mature shrubs and patio area
- Off road parking and single garage



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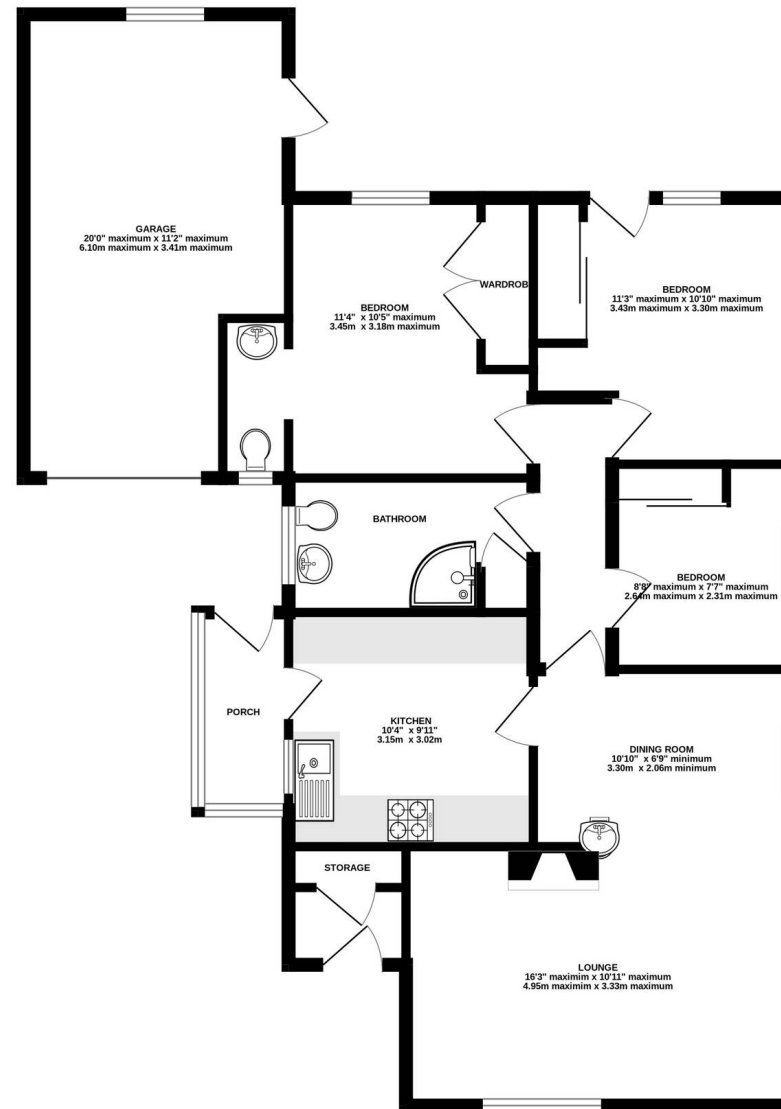
Holmes Chapel

This well presented three bedroom bungalow is set on a generous corner plot in a highly sought after residential area. The property features an inviting open plan living and dining area, providing a spacious and versatile environment for both relaxing and entertaining. The modern kitchen is well appointed, with ample worktop space and provision for all necessary appliances. Each of the three bedrooms benefits from built in storage, ensuring a clutter free living space. Bedroom one enjoys the additional luxury of an ensuite, while bedroom two features direct access to the rear garden. A contemporary white three piece shower room serves the remaining bedrooms. The layout of the bungalow is thoughtfully designed to maximise natural light and create a welcoming atmosphere throughout.

The outside space is equally impressive, with landscaped gardens extending to three sides of the property. Mature shrubs and well maintained borders provide year round interest and privacy, while a patio area offers the perfect spot for outdoor dining or relaxing in the sunshine. The property also benefits from off road parking and a single garage, providing secure storage and convenience. The generous corner plot allows for a sense of space and seclusion, making this an ideal home for families, downsizers or anyone seeking a peaceful setting with excellent access to local amenities. Early viewing is strongly recommended to fully appreciate all that this delightful bungalow has to offer.



GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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