



3 Furness Close, Holmes Chapel, CW4 7LG

£500,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 Furness Close

Holmes Chapel

Situated within a highly sought-after cul-de-sac, this four bedroom detached family home offers an excellent blend of comfort, practicality, and potential.

Council Tax band: F

Tenure: Freehold

EPC Rating: D

- Located within a desirable cul-de-sac position
- A detached freehold family home with potential to extend over the garage if required (subject to relevant consents)
- Breakfast kitchen with internal access to the garage
- Two reception rooms, one of which has been extended to the rear
- Four bedrooms and a three piece shower room along with a downstairs WC
- Open views to the front and no passing traffic
- Ample off road parking and integral double garage
- Well stocked, delightful front and rear garden



3 Furness Close

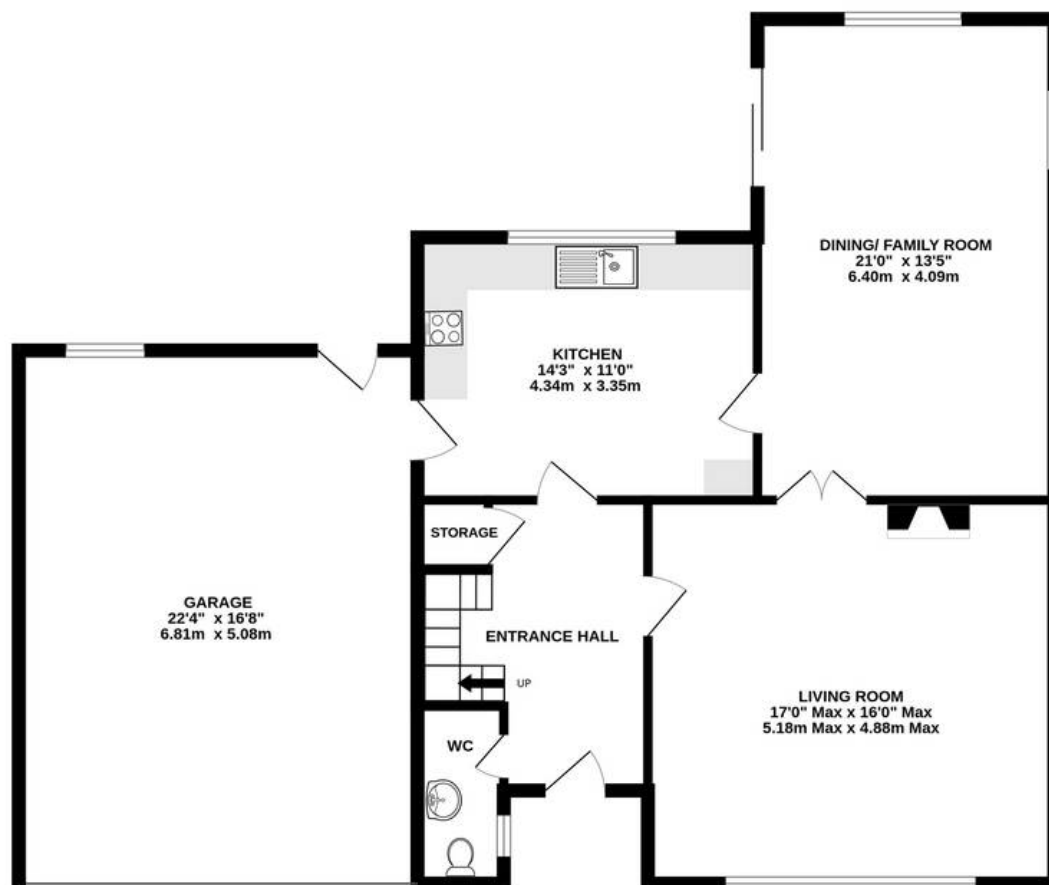
Holmes Chapel

The property occupies a quiet position with open views to the front and benefits from no passing traffic, making it an ideal setting for family living. Upon entering, you are greeted by a welcoming hallway leading to two spacious reception rooms, one of which has been thoughtfully extended to the rear to provide additional living space. The breakfast kitchen is well appointed and provides internal access to the integral double garage, offering convenience and further scope for extension over the garage if desired (subject to the relevant consents). Upstairs, four well-proportioned bedrooms are served by a modern three piece shower room, while a downstairs WC adds further practicality for busy households. The freehold status ensures long-term security, and the overall layout provides a versatile environment for growing families or those seeking space to entertain.

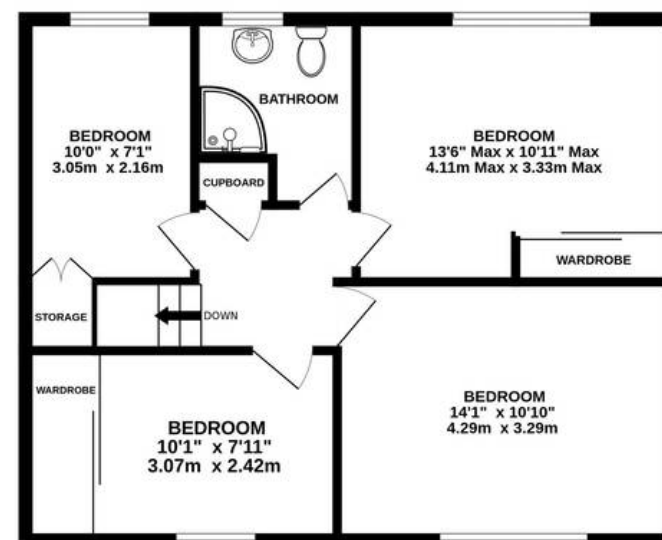
Externally, the property boasts ample off road parking, allowing for multiple vehicles and easy access to the double garage. The front garden is well stocked with a variety of mature shrubs and seasonal plants, creating a welcoming approach to the home. To the rear, a delightful private garden offers a tranquil retreat, featuring established borders, lawned areas, and thoughtfully designed planting schemes that provide year-round interest. The outside space is ideal for children to play, for alfresco dining, or simply to relax and enjoy the peaceful surroundings. With its combination of generous outdoor areas, attractive outlooks, and a prime cul-de-sac location, this property presents a rare opportunity to acquire a family home with both immediate appeal and future potential. Early viewing is highly recommended to appreciate all that this charming home has to offer.



GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (163.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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