



61 Severn Way, Holmes Chapel, CW4 8FS

£295,000

holmeschapel@gascoignehalman.co.uk 01477 417000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

61 Severn Way

Holmes Chapel

Beautiful 3-bed semi on Brooklands Development. Walk to train, schools, shops. Modern kitchen diner, en-suite, sunny garden, parking for 2-3 cars. No chain. Freehold. Early viewing advised. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Located on the very popular Brooklands Development in Holmes Chapel
- Just a short walk to Holmes Chapel train station which is on the main Crewe to Manchester Train Line
- Walking distance to the centre of Holmes Chapel with all its amenities and schools
- A freehold semi-detached property with neutral decor throughout
- Living room, kitchen diner with integrated fridge freezer and French doors to the garden
- Three bedrooms, family bathroom and an en-suite to the main bedroom along with a downstairs WC off the hallway
- Off road parking for around 2-3 vehicles
- Enclosed rear garden with a southerly aspect appreciating the sun throughout the day
- No onward chain



61 Severn Way

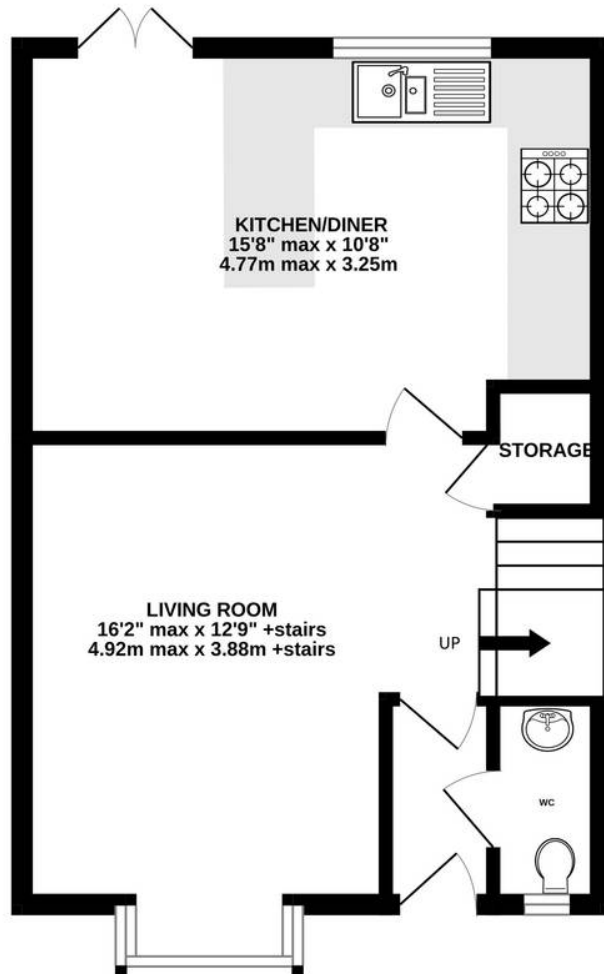
Holmes Chapel

This beautifully presented three bedroom semi-detached house is situated on the sought-after Brooklands Development in Holmes Chapel. The property enjoys a prime position within walking distance of Holmes Chapel train station, which offers direct links to both Crewe and Manchester, making it ideal for commuters. The centre of Holmes Chapel, with its range of amenities, shops, and highly regarded schools, is also just a short stroll away. The house is offered on a freehold basis and benefits from neutral decor throughout, providing a bright and versatile backdrop for any style of furnishings. The ground floor accommodation comprises a welcoming hallway with a convenient downstairs WC, a spacious living room, and a modern kitchen diner with integrated fridge freezer and French doors leading out to the rear garden. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite shower room, and a contemporary family bathroom. This property is offered with no onward chain, allowing for a smooth and speedy purchase.

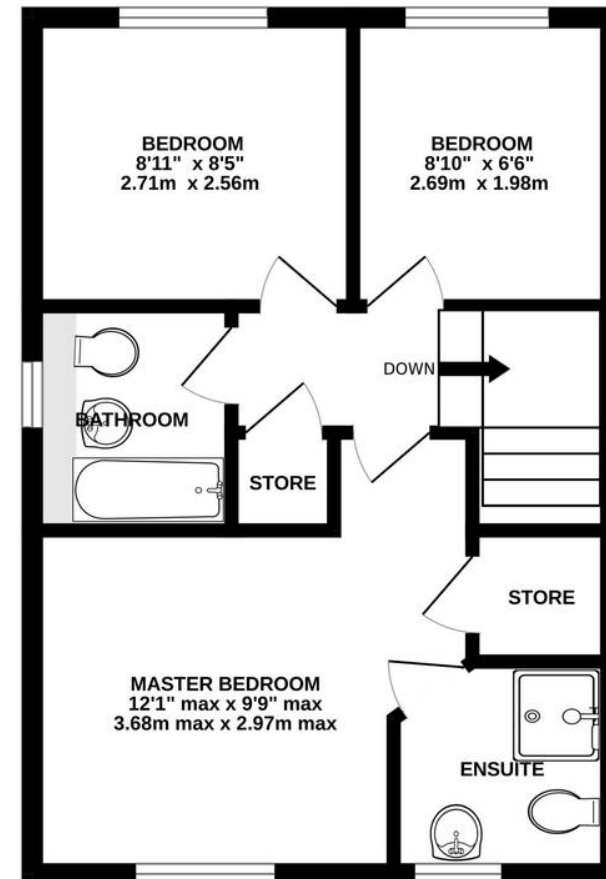
Externally, the property boasts a generous enclosed rear garden with a desirable southerly aspect, ensuring plenty of sunlight throughout the day. The garden provides an ideal space for outdoor entertaining, family activities, or simply relaxing in the sun. French doors from the kitchen diner open directly onto a patio area, perfect for al fresco dining or summer barbeques. The garden is mainly laid to lawn, with secure fencing offering privacy and peace of mind for families with children or pets. To the front of the property, there is ample off road parking for two to three vehicles, ensuring convenience for



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY