



**GASCOIGNE
HALMAN**

FARNDAL, HOLMES CHAPEL ROAD, LACH DENNIS,

THE AREAS LEADING ESTATE AGENT



FARNDALE, HOLMES CHAPEL ROAD, LACH DENNIS,

An exceptional detached Cheshire brick house that has been comprehensively refurbished and improved to what can only be described as 'show house standard'. Situated on a private cul-de-sac of just six similar properties with gardens overlooking the Cheshire countryside will ensure this attractive home appeals to a variety of potential buyers, including families requiring a substantial home falling equidistant of Knutsford and Holmes Chapel and the motorway networks.

Once inside this sumptuous home particular mention must be made to the welcoming hallway with striking open staircase and well-appointed boot/utility and W.C. An impressive fitted dining kitchen with integrated appliances opens through into a beautifully presented living room featuring a through/double sided log burning stove. The ground floor has engineered oak herringbone design flooring throughout. Beyond the living room a fabulous sitting area provides the ideal vantage point to enjoy the rear garden and views beyond.

The first floor comprises of four immaculate bedrooms, with the Principal bedroom complemented by En-suite facilities and fitted wardrobes. A luxuriously appointed family bathroom with 3-piece suite and walk in shower completes the accommodation.

The integrated garage has a recently fitted electric garage door.

Situated in the small parish of Lach Dennis this immaculate detached family home really needs to be seen to be appreciated.





LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

DIRECTIONS

SAT NAV : CW9 7SZ

TENURE

Freehold

SERVICES

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

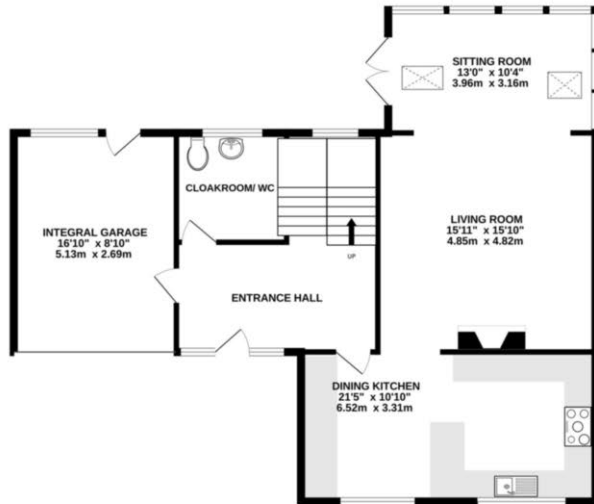
LOCAL AUTHORITY

Cheshire West and Chester council Tax Band 'F'

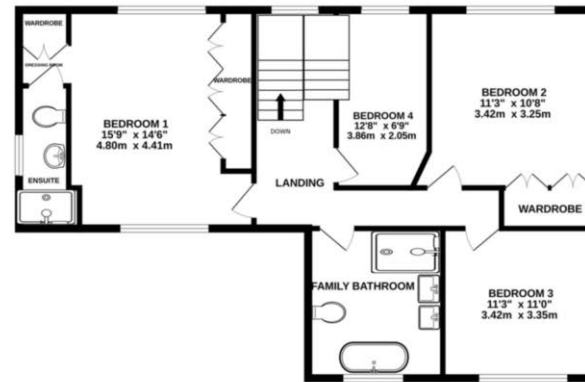
VIEWING

Viewing strictly by appointment through the agent.

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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