













## 2 Mill Lane

### Holmes Chapel

An extended and well presented semi-detached house with large open plan living kitchen, occupying a lovely semi-rural position on the outskirts of Holmes Chapel, with lovely views to the front and rear.

Council Tax band: D

Tenure: Freehold

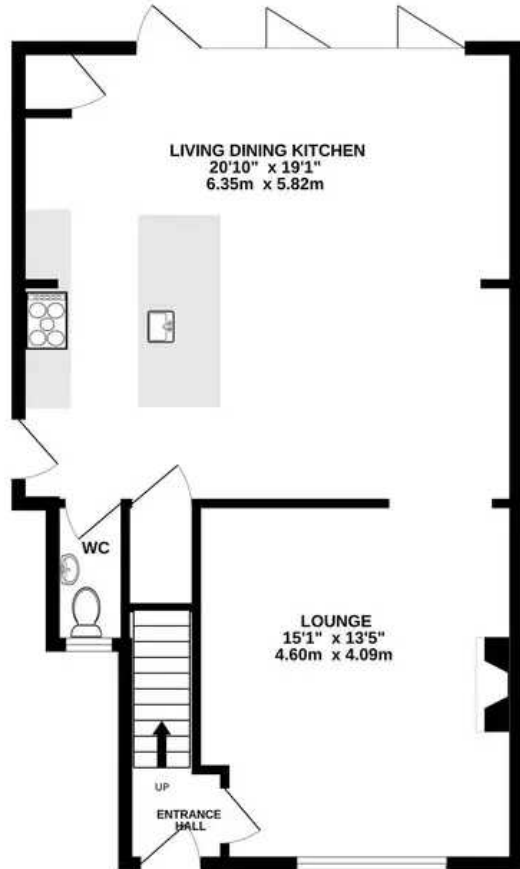
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

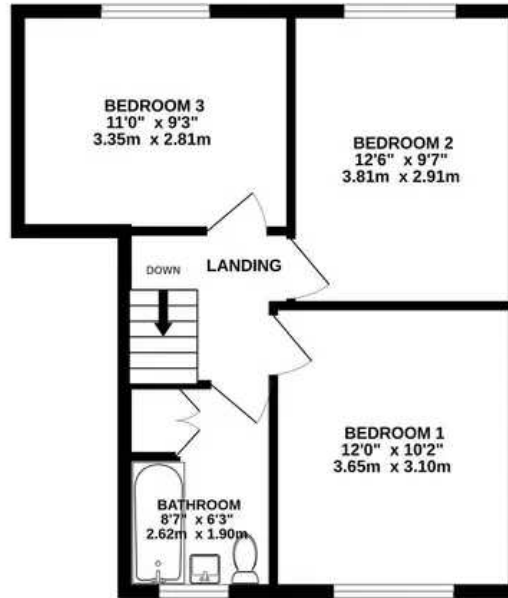
- Extended semi-detached house with large open-plan living kitchen
- 3 good sized bedrooms
- Lovely rear garden with useful brick outbuilding
- Open views to the front and rear over adjoining farmland
- Lovely quiet semi-rural location close to the excellent facilities of Holmes Chapel



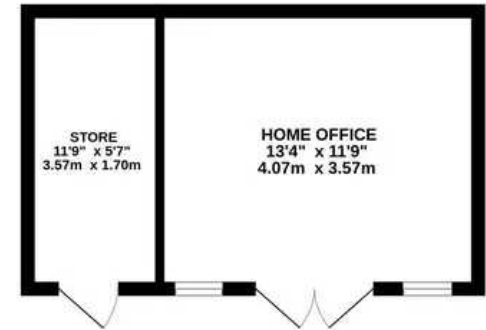
GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



OUTBUILDINGS  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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