

**GASCOIGNE  
HALLMAN**

17 SANDIFORD ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

**£287,500**

A beautifully presented three bedroom semi detached home with ample off road parking set behind wrought iron gates, garage and delightful rear garden.

This particular property offers ready to walk into accommodation and has been well loved and cared for over the years by the current owner.

Starting from the tarmac driveway to the front which provides off road parking for around 5 vehicles behind wrought iron gates. Two doorways lead to either the hallway or the kitchen.

The hallway leads to the living room overlooking the front garden, the focal point of this room being a fireplace which has space for an electric fire.

The kitchen diner overlooks the rear garden. The kitchen is fitted with a range of modern units along with space for appliances, doorway to the driveway as mentioned, and an understairs storage cupboard/pantry. One wall of the dining area has been fitted with units to create a drinks/bar area along with space for a drinks cooler. Great for evening entertaining.

French doors from the dining area lead onto the garden.

To the first floor there are three bedrooms, bedroom one is fitted with a range of Sharps wardrobes and dressing table. The wardrobes offer hanging rails and shelving. While the bathroom has been fitted out as a wetroom style.

From the driveway to the front, the garage is accessed via an electric roll up door and has a personal door to the garden, access down the side of the garage leads to the rear garden with its fence boundaries. The rear garden is mainly laid to lawn with a good selection of mature shrubs. The rear garden backs onto the end of Sycamore Close, not being overlooked at the rear, it offers a great degree of privacy.

A freehold property in a sought after location just a few minutes walk into the centre of Holmes Chapel, schools and train station

#### **DIRECTIONS**

CW4 7BY - Sandiford Road, Holmes Chapel

#### **LOCATION**

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

#### **TENURE**

Freehold with a rent charge of £12 per annum

#### **LOCAL AUTHORITY**

Cheshire East council tax band C

#### **ENERGY PERFORMANCE RATING**

EPC rating D

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

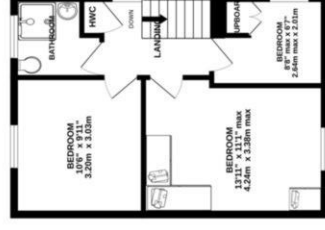
#### **VIEWING**

Viewing strictly by appointment through the agents.

GROUND FLOOR  
302 sq ft (28 sq m) approx.



FIRST FLOOR  
281 sq ft (26 sq m) approx.



TOTAL FLOOR AREA: 583 sq ft (54 sq m) approx.  
Measurements are approximate and do not include common areas.

### **HOLMES CHAPEL OFFICE**

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# **GASCOIGNE HALMAN**

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