

**GASCOIGNE
HALLMAN**

23 STATION ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£420,000

Presented absolutely beautifully both inside and out, a spacious and extended semi-detached property, with a private rear garden and off road parking.

This stunning home is tastefully presented throughout offering ready to walk into accommodation.

This deceptively spacious home boasts a large living room overlooking the front garden, while an extension to the rear has created a fabulous open plan living dining kitchen with doors opening to the garden and a large velux roof window. The kitchen has been refitted with modern units along with a quartz work surface incorporating a breakfast bar.

The side extension has created a fantastic family room/TV room, ideal for teenagers with it also having a mezzanine level with chrome wall mounted rungs to access, a great gaming station or for sleep overs. The family room would also make an ideal ground floor bedroom - accessed off the family room, the inner hallway leads to the ever useful utility room and a modern refitted downstairs shower room. Potentially creating an annexe area for a dependent relative if required.

To the first floor there are three bedrooms and along with a recently refitted bathroom.

Set back off Station Road along a private drive, the tarmac driveway offers ample off road parking, while the front garden is extremely low maintenance. The rear has also been landscaped with low maintenance in mind, a good selection of mature shrubs run along the fence boundaries while a decking area provides sunshine seating through out the day and evening. With bungalows to the rear, this makes this stunning garden extremely private.

An ideal location within a very short walk to the facilities in Holmes Chapel along with a beautiful family home.

HOLMES CHAPEL OFFICE

01477 417000

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14 The Square, Holmes Chapel, CW4 7AB

DIRECTIONS

CW4 7AY - Station 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

We are advised that the property is Freehold with an annual ground rent of £1250, subject to confirmation with the solicitors

LOCAL AUTHORITY

Cheshire East, council tax band E

ENERGY PERFORMANCE RATING

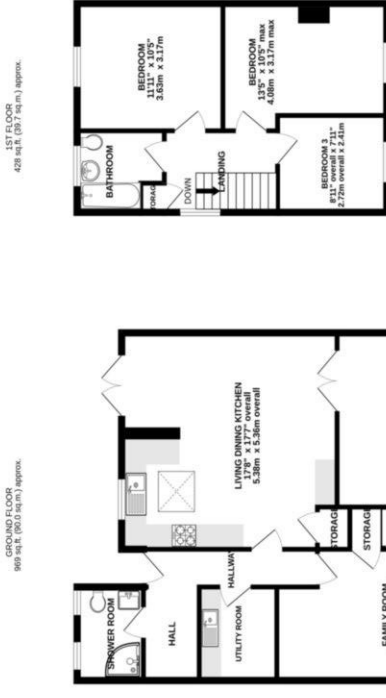
EPC Rating C

SERVICES (NOT TESTED)

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

VIEWING

Strictly by appointment with the agent.



TOTAL FLOOR AREA: 1318 sq ft (123.8 sq m) approx.
Measurements are approximate. This is not a survey. Measure for yourself.

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