



**GASCOIGNE  
HALMAN**

1 SANDIFORD ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £395,000

Just a short walk to the centre of Holmes Chapel with a generous rear garden, ample parking, double garage and two reception rooms.

Although in need of updating throughout, this detached home is set in a particularly generous plot.

Over time, the large plot to the side, has had a double garage constructed, while the original garage has been converted into a second reception room.

Set back behind a large hedge boundary to the front, the through lounge diner is 24 ft in length, off which is a kitchen overlooking the rear garden. Fitted with a range of solid units, an opening leads into the dining room.

To the first floor there are four bedrooms, a two piece bathroom and a separate wc.

Its the potential and the plot that is quite impressive with this particular property. As mentioned, having the two garages to the side, there is parking for three vehicles, while the rear garden is mainly laid to lawn

### 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

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### SERVICES (NOT TESTED)

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

### LOCAL AUTHORITY

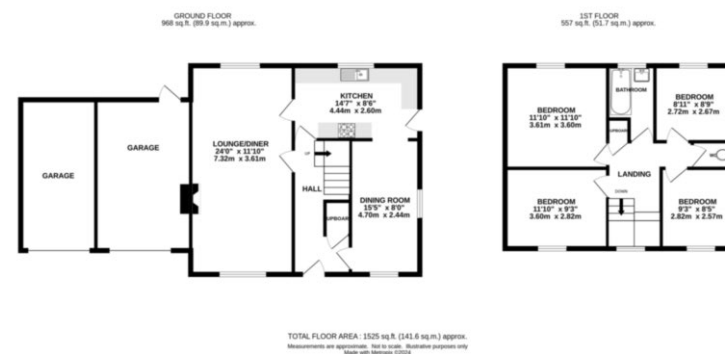
Cheshire East, Council tax band E

### VIEWING

Viewing strictly by appointment through the Agents.

### ENERGY PERFORMANCE RATING

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## HOLMES CHAPEL OFFICE

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**GASCOIGNE  
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