



**GASCOIGNE
HALMAN**

PARK HOUSE, HOLMES CHAPEL ROAD, SOMERFORD

THE AREAS LEADING ESTATE AGENT



PARK HOUSE, HOLMES CHAPEL ROAD, SOMERFORD

OFFERS IN EXCESS OF £500,000

Set back off Holmes Chapel Road, a spacious and extended semi-detached home with a very generous rear garden.

Located just a stones throw from Somerford Equestrian Centre, a deceptively spacious semi-detached property. Although in need of a little updating, the property offers all the scope for an incoming buyer to put their own stamp on their new family home.

With ample parking to the front, the property currently comprises of three reception rooms - a small sitting room which opens to the hallway, a large living room and a separate third reception which could be a formal dining room, family room or play room. The kitchen diner overlooks the rear garden, the kitchen is fitted with a range of modern units and a complementing work surface over. There is a separate downstairs WC and internal access to the garage.

The first floor is also as equally spacious - off the large landing, which has plenty of space to create an office area if required, there are four bedrooms, the main bedroom has a very temporary partition wall, to create a bedroom and dressing room, this can easily be removed to convert back to a large master bedroom. There are two bathrooms - one being a shower room.

As mentioned, the property is set back off Holmes Chapel Road, the rear garden is of particular note. This well established garden has a large paved patio area, while the remainder is laid to lawn with fence boundaries along.





DIRECTIONS

CW12 4SP - Holmes Chapel Road, Somerford

LOCATION

Somerford is situated between Congleton and Holmes Chapel which provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. Both locations have their 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 in Holmes Chapel provides for most sporting activities. A number of private sporting clubs, golf courses and equestrian centres are within a short drive.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band F

ENERGY PERFORMANCE RATING

EPC Rating: E

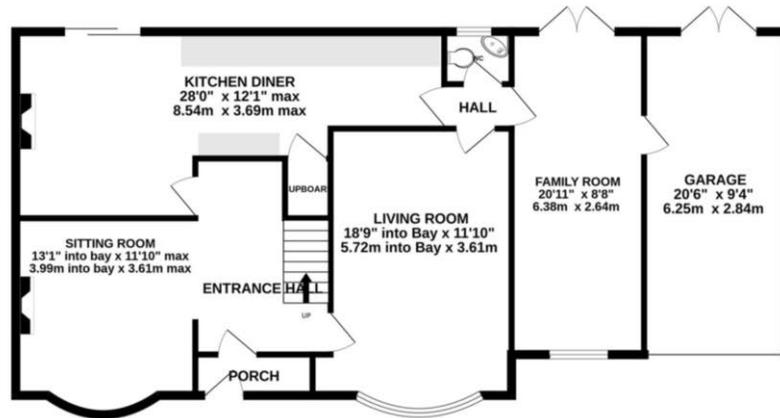
VIEWING

Viewing strictly by appointment through the Agents.

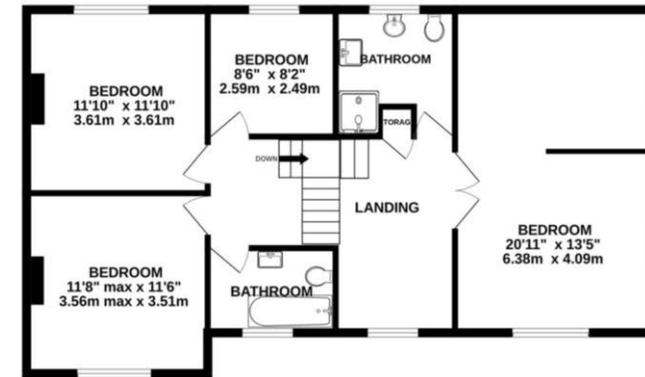
SERVICES (NOT TESTED)

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

GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 2032 sq.ft. (188.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**