



**GASCOIGNE
HALMAN**

MOUNT ST LAURENCE, 41 MIDDLEWICH ROAD,
HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



MOUNT ST LAURENCE, 41 MIDDLEWICH ROAD, HOLMES CHAPEL

£700,000

A renovated and extended substantial semi-detached period property with a large rear garden, split over three floors with the addition of a cellar for storage.

Located just a short walk into the centre of Holmes Chapel, this large period property has been extended to the rear offering modern fittings yet retaining the character such as the herringbone oak flooring to the hallway, high ceilings and picture rails.

Off the generous hallway, access can be obtained to the carport, downstairs wc and the sitting room to the front with its large bay window.

To the rear is the heart of this home with an open plan living dining kitchen, with centre island unit incorporating a breakfast bar. Bi-folding doors from the dining area open onto the garden. Off the kitchen is a very useful utility room and access to the cellar.

To the first floor there are three double bedrooms, one of which has a refitted en-suite shower room while the main bathroom has been refitted with a four piece modern white suite.

To the second floor there is a large landing area which would make a great home office, opening to bedroom four, another double bedroom with an en-suite wash room.

It's the grounds of this property which are also quite unique, with parking to the front, along with an electric roll up door opening to the car port, the car port is open to the rear, enabling an incoming buyer to drive through to the garden if required. The rear garden is extremely large with an abundance of shrubs offering an array of colour throughout the year. The landscaping of the rear garden has been kept to a minimum to enable a new buyer to put their own stamp on their family home.

With approximate 2500 sq ft of living accommodation, this substantial freehold property must be viewed





DIRECTIONS

CW4 7EH- Middlewich Road

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

ENERGY PERFORMANCE RATING

EPC Rating: C

LOCAL AUTHORITY

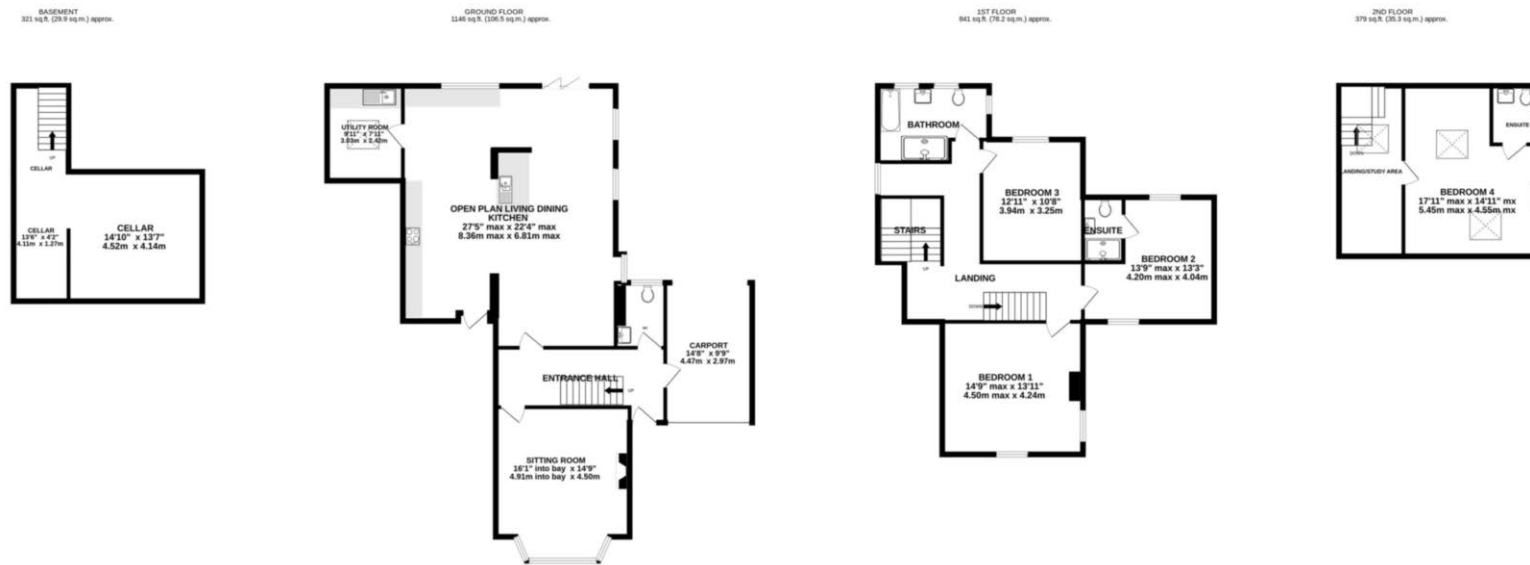
Cheshire East band G

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.



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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