



**GASCOIGNE  
HALMAN**

48 - 50 LONDON ROAD, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT



## 48 - 50 LONDON ROAD, HOLMES CHAPEL

**£700,000**

A hidden gem, located in the centre of Holmes Chapel, a unique, stunning, attractive property in a plot just under 0.5 acre

Individual properties like this don't come to the market very often. Set back off London Road and accessed via a long block paved driveway running down the side of the substantial gardens.

Completely secluded from the road, this beautiful home offers charm, character, space and privacy.

The porchway to the front opens to reveal the two main reception rooms located to the front - a living room with large bay window along with a dining hallway with a staircase leading to the first floor. Off the living room, the garden room overlooks the side and front garden, again offering a great degree of privacy.

To the rear of the house, the breakfast room (which would also make an ideal home office) is located just off the kitchen via the attractive arched doorway from the dining hall. The kitchen is fitted with a range of units, granite worktops and breakfast bar along with a AGA. The utility room/boot room has a solid oak door leading to the rear courtyard and also leads to the downstairs wc.

The turning staircase splits off to the four double bedrooms, bedroom two with a large walk in wardrobe, a family bathroom and the large master bedroom which is over 18ft in length, the master bedroom also benefits from a four piece modern white en-suite bathroom.





Although the inside offers charm and character, it's the grounds of this 1925 family home which makes it quite unique. The block paved driveway continues around the rear of the property to the detached double garage and car port to offer off road parking for several vehicles. Being in a plot just under 0.5acre, the gardens are mainly to the front which is split into two sections, could be opened up into one large garden if required, or remain divided to provide a formal garden and kitchen garden/children's play area.

The double garage and timber car port to the side, offer plenty of parking and storage. A timber staircase within the garage leads to a fabulous teenagers den, games room or could be adapted to create a home office for the buyer needing a 'work from home' base.

#### **DIRECTIONS**

CW4 7AS - London 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

#### **LOCAL AUTHORITY**

Cheshire East, Band F

#### **ENERGY PERFORMANCE RATING**

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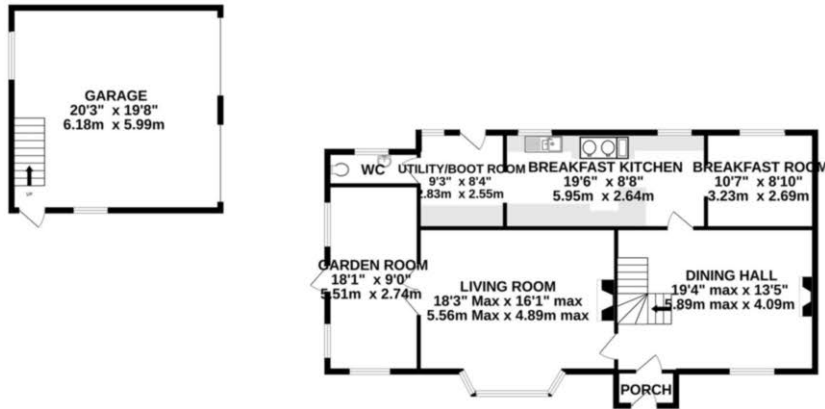
#### **SERVICES (NOT TESTED)**

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

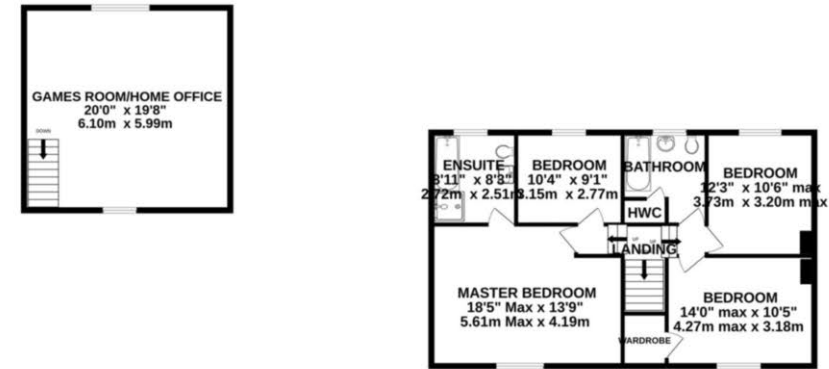
#### **VIEWING**

Viewing strictly by appointment through the Agents.

**GROUND FLOOR**  
1506 sq.ft. (139.9 sq.m.) approx.



**1ST FLOOR**  
1230 sq.ft. (114.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2736 sq.ft. (254.2 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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