



**GASCOIGNE
HALMAN**

60 MIDDLEWICH ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £395,000

A stunning character property enhanced and presented beautifully throughout taking care and consideration over the era of this fabulous home.

Located just a short walk to the centre of Holmes Chapel along with being opposite the primary school, this stunning charming and characterful property offers deceptively spacious accommodation throughout in a sought after location.

Retaining many features including the black and white minton tiled flooring to the reception hall, parquet flooring to the hallway, deep skirting boards and stripped doors.

The welcoming hallway has a staircase to the first floor and opens into the main accommodation which comprises of three reception areas, currently being used as a dining room, living room and family room. Off the family room is a generous kitchen fitted with a range of units and a contrasting worktop, to the rear of the ground floor is a very useful utility room and downstairs wc along with access to the enclosed side courtyard.

To the first floor there are two of the bedrooms, both double size rooms, one with fitted wardrobes and a three piece en-suite shower room. The main family bathroom is also of a very generous size fitted, with a three piece suite, with a wc separate.

To the second floor is the main double bedroom with Velux roof windows along with access to eaves storage.

A driveway down the side of the house leads onto the rear where there is an enclosed courtyard as already mentioned at the side, parking and a separate lawned garden.

A freehold immaculate property which must be viewed for any

buyer wanting a period character home.

DIRECTIONS

CW4 7EB- Middlewich 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, council tax band D

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.



TOTAL FLOOR AREA: 1568 sq ft (145.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

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