



**GASCOIGNE  
HALMAN**

88 CHESTER ROAD, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT



## 88 CHESTER ROAD, HOLMES CHAPEL

**£550,000**

Set back off Chester Road in its own private grounds, a substantial detached family home with four double bedrooms, two bathrooms, three reception rooms and wrap around gardens.

Known locally as the 'Airplane' house due to the previous owners passion for aircraft with the iconic plaque on the front wall.

Set behind double gates to the front to reveal a little hidden gem in Holmes Chapel, with off road parking for several vehicles and a large front garden, double gates at the side lead to an Indian stone paved patio area which in turn leads to a rear lawned garden and decking area.

Internally the accommodation is beautifully presented throughout offering flexible and versatile space with a large living room overlooking the front garden, while the dining room has doors opening to the conservatory which overlooks the private rear garden. The kitchen diner is over 22 ft in length, off which is a very large useful boot room which has access to the garden. For pet owners, this is an absolute dream with our four legged friends having their own large space. Off the boot room is a very useful utility room along with the third reception room which would make an ideal home office, play room, gym or a ground floor bedroom if required, ideally complimented by a downstairs shower room.

To the first floor the space continues, with four double bedrooms all of which have built in wardrobes, and a modern white family bathroom.

This freehold family home is offered for sale with no upward chain. An opportunity too good to miss.





## LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops, including a number of quality delicatessens, butchers and bakers. There are a number of public houses and restaurants within reach and for the commuter access to the nearby Northwest motorway network is easily available at Junction 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 and a number of private sporting clubs, golf courses and equestrian centres within a short drive.

## DIRECTIONS

CW4 7DS - Chester Road, Holmes Chapel

## ENERGY PERFORMANCE RATING

EPC Rating D

## TENURE

Freehold

## LOCAL AUTHORITY

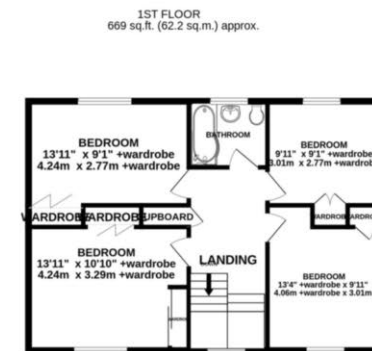
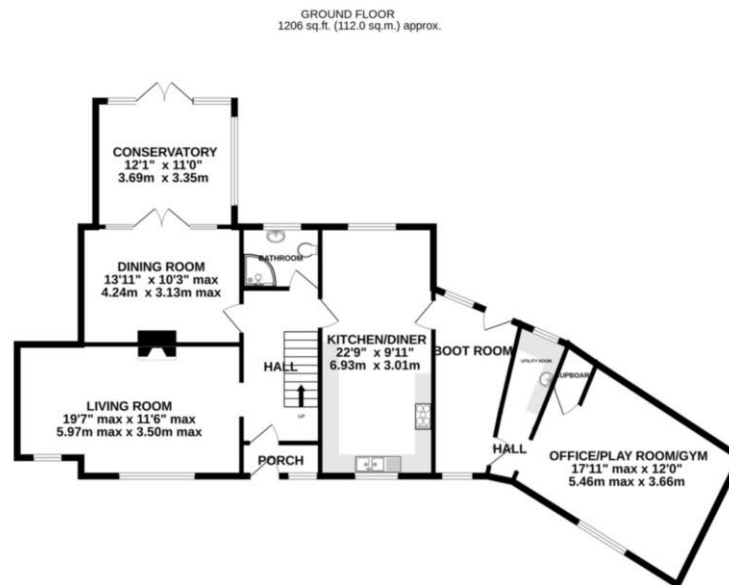
Cheshire East council tax band F

## 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: 1875 sq.ft. (174.2 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

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