



**GASCOIGNE
HALMAN**

80 CHESTER ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| 425,000.00

With a stunning, well maintained garden plot, a spacious 4 bedroom semi-detached home with two reception rooms, conservatory, downstairs shower room and utility room along with a kitchen diner overlooking the garden.

Chester Road is a popular location, not only being within an easy flat walk to the centre of Holmes Chapel, this particular property is minutes away from both Holmes Chapel Comprehensive School and Middlewich Road Primary School.

Although may need a little updating in parts, this sizable home boasts two reception located off the hallway, offering a variety of uses, the first reception room with its bay window, overlooks the front garden while the second reception, which has been extended to the rear, makes an ideal living and family room. Doors from this room open to the conservatory, which is also accessed from the Kitchen diner.

The original kitchen has been altered to create a very useful utility room and downstairs shower room. The utility area has a door to the side, providing easy access to the driveway.

The kitchen is fitted with a range of units and has space for a central table.

To the first floor there are three bedrooms along with a three piece bathroom while a turning staircase to the second floor reveals the fourth bedroom which has views over the garden. There is some restricted head height in bedroom four.

A pathway down the side of the house leads to the rear garden with the separate garage providing great storage. The remainder of the garden has a good selection of mature shrubs, trees and plants offering an array of colour throughout the year, with such a large garden, designated areas can be created to include a play

area, vegetable patch and alfresco entertaining space.

A freehold property with no upward chain

DIRECTIONS

CW4 7DR, Chester 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 D

ENERGY PERFORMANCE RATING

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 - 1508 sq. ft. (140.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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