



**GASCOIGNE  
HALMAN**

67 MIDDLEWICH ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



| £275,000

A little gem - a detached character property with a generous garden and planning approval for a dropped kerb for off road parking.

This quirky property is ideally located just a short walk to the centre of Holmes Chapel with all its amenities.

Although in need of updating, the property does offer liveable accommodation along with the ability for a buyer to put their own stamp on this lovely home.

The property is approached via a pathway to the front, for which planning approval has been granted for a new buyer to have a dropped kerb to provide off road parking. The living room overlooks the front garden and leads through to the kitchen. Off the kitchen is the downstairs shower room with the WC separate. Also off the kitchen is a very useful garden room with a door accessing the rear garden.

To the first floor there are two generous bedrooms, the main bedroom to the front while bedroom two has had a partition wall (which can easily be removed) to create another sleeping area, accessed from bedroom one. A new buyer could remove the wall to create a larger second bedroom or potentially create a first floor bathroom if required.

This large garden is mainly laid to lawn with an abundance of mature shrubs offering an array of colour throughout the year, a brick outbuilding provides garden storage and currently a coal bunker.

This detached property is available for sale with no upward chain.

#### DIRECTIONS

CW4 7ER - Middlewich Road, Holmes Chapel

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire East, council tax band C

#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

EPC Rating E

#### 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.

### HOLMES CHAPEL OFFICE

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GROUND FLOOR  
308 SQ. FT. (28.2 SQ. M.) APPROX.



1ST FLOOR  
340 SQ. FT. (31.4 SQ. M.) APPROX.



TOTAL FLOOR AREA : 878 sq. ft. (81.6 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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