



**GASCOIGNE  
HALMAN**

92 CHESTER ROAD, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT



## 92 CHESTER ROAD, HOLMES CHAPEL

### Offers in Region of £700,000

A stunning family home which has been enhanced, extended and remodeled to create a spacious, modern property.

Set back off Chester Road on a private service road, this fabulous family home offers ready to walk into accommodation throughout.

Having been well maintained over the years, the property is presented to show home standards with bright, airy and neutral decor throughout.

Off the welcoming hallway, the second reception room makes an ideal home office which is its current use, it would also lend itself to being a snug or play room. A large utility room provides ample storage and space for two appliances along with access to the side which in turn leads to the rear garden. Overlooking the front garden is a large living room with a box bay window, however, the heart of this wonderful home has to be the open plan living dining kitchen overlooking the private rear garden.

Being over 30ft in length, the kitchen area has been fitted with a range of modern units along with an impressive island unit incorporating a breakfast bar. The family area has bi-folding doors onto the rear garden - this is the room you will spend all your time in.

Off the hallway, with the staircase to the first floor, a very useful downstairs wc is located.





The four double bedrooms are all located off the landing with its glass balustrade, the master bedroom being almost 18 ft in length, this did used to be two bedrooms and could easily be divided again if a buyer required more bedroom accommodation. Off this room is the first of the en-suite shower rooms, the second being off bedroom two which also has a large walk in wardrobe.

Bedrooms three and four are serviced by the four piece main bathroom which includes a free standing bath. Bedroom three overlooking the rear, has a vaulted ceiling, Velux roof windows and built in wardrobes.

Accessed via a five bar timber gate, the block paved driveway provides off road parking while the rear garden is mainly laid to lawn with a good selection of mature shrubs offering a great degree of privacy. A timber pergola offers the ideal alfresco dining space with power and lighting.

A freehold property not to be missed.

#### **DIRECTIONS**

CW4 7DS - 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

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

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

#### **LOCAL AUTHORITY**

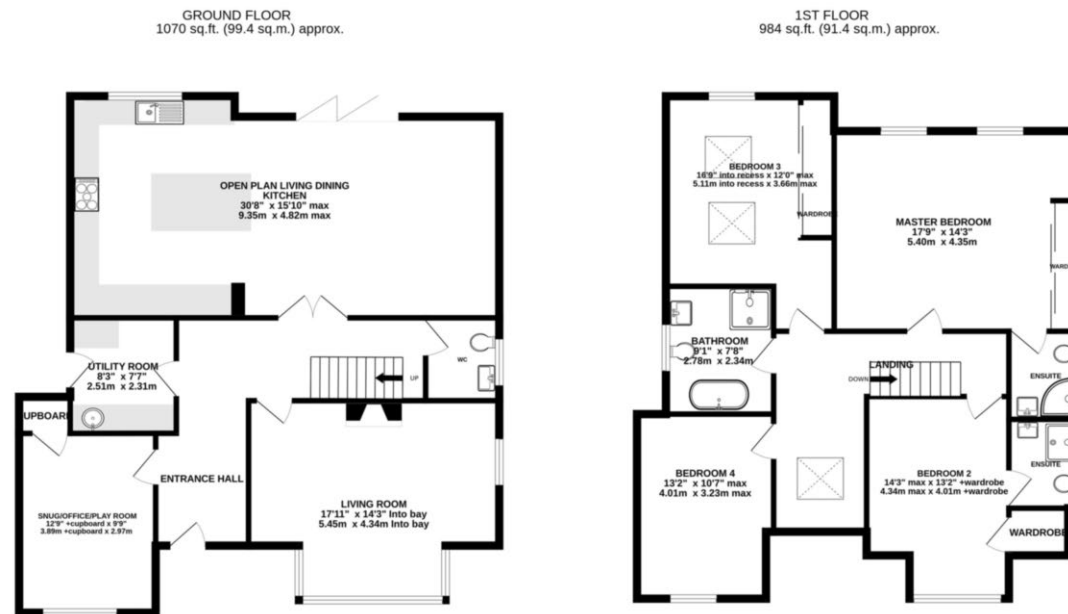
Cheshire East, council tax band E

#### **VIEWING**

Viewing strictly by appointment through the Agents.

#### **ENERGY PERFORMANCE RATING**

C



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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