



**GASCOIGNE  
HALMAN**

92 LONDON ROAD, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT

| £345,000

A spacious mews property within an easy walk to the centre of Holmes Chapel, off road parking, enclosed courtyard garden, three bedrooms and a loft room along with a large open plan living dining kitchen across the rear.

Just a few minutes walk to the centre of Holmes Chapel - this spacious home is available for sale with no upward chain.

With neutral decor through out, offering ready to walk into accommodation which comprises of a living room to the front with feature fire place and box bay window, while to the rear is the heart of this home - an open plan living dining kitchen. The kitchen area is fitted with a range of units which includes plumbing and space for a large American style fridge freezer and space for a range cooker. This large room offers a variety of layouts for a dining and seating area. Two Velux roof windows and French doors to the garden flood this room with plenty of natural light.

To the first floor there are three bedrooms, one of which has wardrobes fitted to one wall. A modern white four piece bathroom completes the first floor. A staircase in bedroom three (which makes an ideal office) leads to the loft area with two Velux roof windows. Plenty of space to be used as a double bedroom if required.

The block paved driveway to the front provides off road parking for two vehicles, while the rear garden is low maintenance, a small lawned area, barked boundaries and two paved patio areas, one being by the brick built storage shed. Gated access at the rear provides easy access for the movement of household waste bins.

A freehold home offered for sale with no upward chain.

## DIRECTIONS

CW4 7BD - London 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.

## VIEWING

Viewing strictly by appointment through the Agents.

## LOCAL AUTHORITY

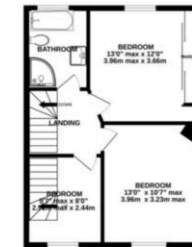
Cheshire East council tax band C

## ENERGY PERFORMANCE RATING

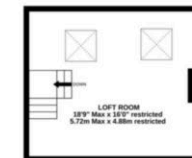
EPC Rating D



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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## HOLMES CHAPEL OFFICE

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**GASCOIGNE  
HALMAN**

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