



**GASCOIGNE
HALMAN**

8 The Millingfield, Holmes Chapel
£600,000

THE AREA'S LEADING ESTATE AGENCY



An opportunity to purchase a large detached family home in one of Holmes Chapel's most desirable locations - The Millingfield. Although in need of some updating, the property offers the ability for a buyer to put their own stamp on their new family home.

Property details

- Located on one of Holmes Chapel's most desirable locations
- A large detached family home in need of some updating
- A generous plot with a south facing rear garden
- Three reception areas - living room/dining room/snug or office
- Kitchen diner and a large utility room
- Four bedrooms and two bathrooms (one being en-suite to the master bedroom)
- Ample off road parking along with a double garage
- Delightful rear garden with an abundance of mature shrubs offering an array of color throughout the year



About this property

The Millingfield is arguably one of the most sought after locations within the centre of Holmes Chapel, being just a short walk to the centre of the village, with all its amenities. The Millingfield is built up of a mix of individually designed homes constructed in the 1970's. This particular property has been owned by the current family since built in 1976.

Set within a generous plot, the accommodation comprises of a large reception hall with a turning staircase to the first floor, along with an understairs storage cupboard and a downstairs wc. This double fronted home has a large dining room to the left while the living room is the full depth of the house with a stone feature fireplace and sliding doors onto the garden. Just off the living room is a third reception room - snug/play room/office.

The kitchen diner is fitted with a range of units along with a breakfast bar, pantry cupboard and space for appliances, while the large utility room offers space for a number of appliances and leads to the side.

To the first floor, off the generous galleried landing with its window storage seating, there are four bedrooms, two of which have built in wardrobes, the master having an en-suite shower room.

Externally, the driveway provides off road parking for several vehicles in front of the double garage, at the back of the garage, a brick garden store opens from the rear storm porch along with a further cupboard housing the central heating boiler. The rear garden is extremely generous, with a lawned area, gravel patio, fence boundaries and an













DIRECTIONS

CW4 7DA

COUNCIL TAX BAND

G

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 BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

D

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

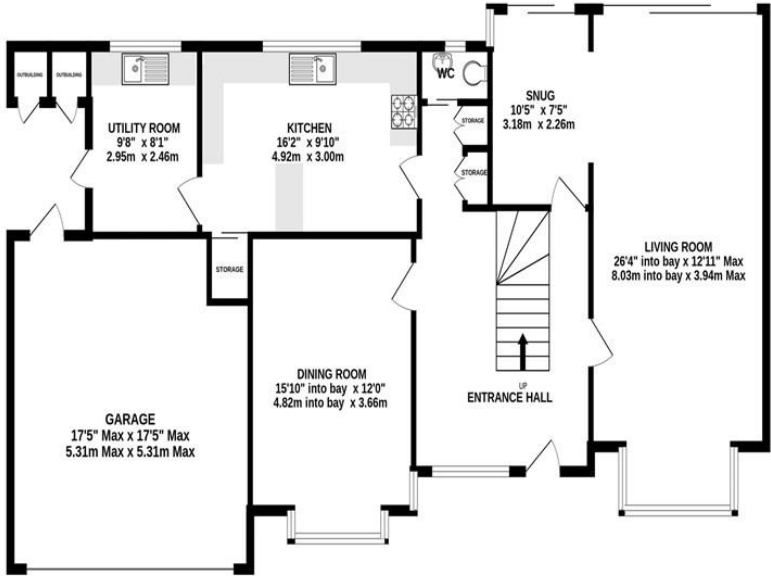
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

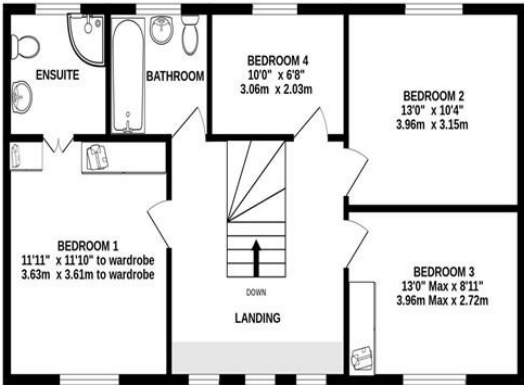
No

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GROUND FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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