



**GASCOIGNE
HALMAN**

95 LONDON ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £345,000

A bright and airy three bedroom semi-detached home with a large rear garden along with planning approval to extend at the rear and for a loft conversion.

This particular property is tastefully presented throughout offering ready to walk into accommodation, yet with the planning approval in place (Cheshire East council, application number 23/2846C) this home also has the ability for a buyer to extend further creating a ground floor rear extension, making a fabulous open plan living dining kitchen, utility and downstairs WC, and a double master bedroom with en-suite which would be created with the loft conversion.

The accommodation currently comprises of a living room overlooking the front garden along with a kitchen diner spanning across the rear. French doors from the dining area lead onto the garden.

To the first floor there are three bedrooms, two generous double bedrooms and a third single bedroom. A white three piece bathroom, with natural stone tiles, completes the first floor.

A tarmac driveway to the front with block paved edging, provides off road parking, access leads down the side of the house to the rear garden which is mainly laid to lawn with a mature hedge boundary. Attached to the rear of the house (which would be removed if extended) is an externally accessed utility room with a wc.

A freehold property which needs to be viewed to appreciate the potential on offer.

DIRECTIONS

CW4 7BG - London Road

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 Council Tax Band D

ENERGY PERFORMANCE RATING

EPC rating D

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: 873 sq.ft. (81.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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