



**GASCOIGNE
HALMAN**

47 CHESTER ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

OFFERS IN EXCESS OF £450,000

A substantial three double bedroom detached home with two bathrooms, three reception rooms and a generous south facing rear garden.

A beautifully presented detached family home offering approximately 1500 sq ft of living accommodation.

Off the large welcoming hallway, a living room to the right overlooks the private front garden, a log burning stove provides a central feature of this bright and airy room, which opens to the large dining room which overlooks the garden. The kitchen is fitted with a range of units along with space for appliances, although an incoming buyer may want to update the kitchen, this has been left as a blank canvas for a buyer to decide if they want to open the kitchen into the dining room to create a large open plan living dining kitchen (subject to relevant consents)

Off the kitchen is a very large utility room providing ample storage and access to the garden.

The entrance hall also leads to a downstairs wc, and the snug/home office (which is also accessed off the utility room) this additional room would also make an ideal play room.

To the first floor there are three double bedrooms, one of which is fully fitted with a range of wardrobes to one wall as a dressing room. The main bedroom has the added advantage of a three piece en-suite shower room, while the four piece family bathroom has been refitted offering a modern and contemporary feel.

A driveway and gravel path to the front provides off road parking for 3 vehicles behind the mature hedge, access down the side leads onto the rear garden which has an abundance of mature shrubs offering an array of colour throughout the years. The remainder of the garden is mainly laid to lawn with fence boundaries. A south facing aspect appreciates the sun throughout the day and into the evening, all offering a great degree of privacy. Being south facing a range of solar panels span the rear roof providing an attractive income to the household.

A freehold property within easy reach of the centre of Holmes Chapel and all its amenities.

DIRECTIONS

CW4 7DR- 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, both Holmes Chapel Comprehensive School and Middlewich Road Primary School are within walking distance of Chester Road. The leisure centre provides for most sporting activities.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band F

ENERGY PERFORMANCE RATING

D

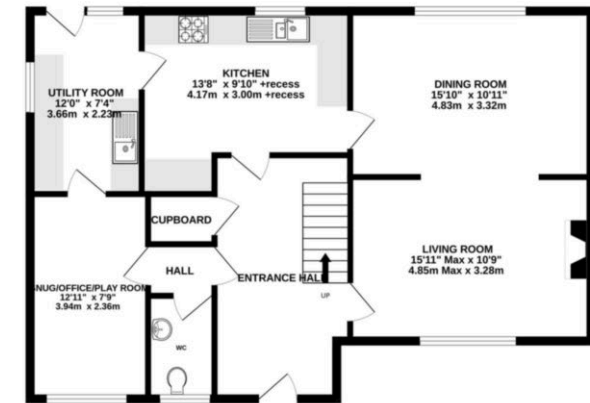
VIEWING

Viewing strictly by appointment through the Agents.

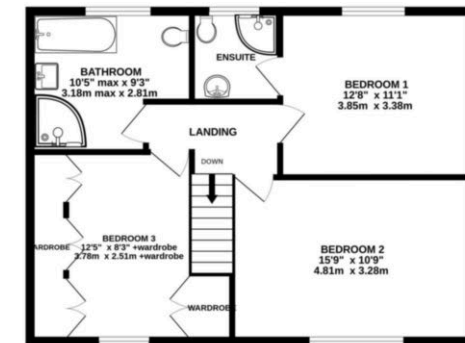
SERVICES (NOT TESTED)

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

GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1495 sq.ft. (138.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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