



**GASCOIGNE  
HALMAN**

30 MIDDLEWICH ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



| £375,000

Beautifully presented throughout, a three double bedroom semi-detached home with a large extension to the rear creating an open plan living dining kitchen and orangery. Garage and workshop along with ample off road parking.

Being just a short walk to the centre of Holmes Chapel, this semi-detached property is ideally located for the facilities Holmes Chapel has to offer including the shops, schools and train station.

Beautifully presented throughout offering ready to walk into accommodation, the property is approached via the porchway which opens to the hallway, with bespoke under stairs storage, downstairs WC, black and white decorative minton tiled floor and a staircase to the first floor.

The sitting room to the front offers a comfortably cosy room, while the heart of the home has to be the open plan living dining kitchen at the rear. The kitchen is fitted with a range of units and has space for a number of appliances including a dishwasher, washing machine, fridge freezer and range cooker (appliances are not included), a large island complements the kitchen, while the remainder of the room has enough space for a dining table and sofa. This large room opens to the orangery which overlooks the rear garden.

The orangery provides internal access to the garage which has a workshop behind.

To the first floor there are two double bedrooms and a three piece modern white bathroom, a staircase to the second floor reveals the third double bedroom with Velux roof windows along with easy access to eaves storage.

A gravel driveway to the front provides off road parking, while the rear garden is mainly laid to lawn with fence boundaries along with a decking area to capture the evening sunshine.

A freehold property in the centre of Holmes Chapel.

#### DIRECTIONS

CW4 7EA - Middlewich 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 C

#### 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: 1461 sq ft (135.7 sq m) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## HOLMES CHAPEL OFFICE

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