



**GASCOIGNE
HALMAN**

CHAPEL COTTAGE, 2 NEWCASTLE ROAD SOUTH,
BRERETON

THE AREAS LEADING ESTATE AGENT



CHAPEL COTTAGE, 2 NEWCASTLE ROAD SOUTH, BRERETON

OFFERS IN THE REGION OF £525,000

A beautiful charming detached character cottage in a sought after location within Brereton. With four double bedrooms, three reception rooms, delightful rear garden and an oversized detached double garage.

Brereton is a popular location just outside of Holmes Chapel and within easy reach of either junction 18 or 17 M6 motorway network.

This beautiful cottage provides all the charm and character you could expect from a property of this age.

The accommodation is accessed from the hallway and comprises of a living room with central log burning stove, along with exposed ceiling beams, off the living room is the bright and spacious dining room which also has a continuation of the ceiling beams along with doors opening to the garden.

The kitchen diner has access to the side path which in turn leads to the garden and driveway. The kitchen is fitted with a range of units along with space for appliances. Linking the hallway to the kitchen diner, is a lovely snug which would also make an ideal home office or play room. This room is currently fitted with a range of units to one wall, being used as a boot room/storage.

To the first floor there are four generous bedrooms, the master bedroom spans the full width of the house, being over 19ft in length, with views over the garden. This large room also boast a very useful en-suite fitted with a low level WC and wash hand basin along with having space for a large shower enclosure to be fitted should an incoming buyer desire.

The main bathroom is fitted with a three piece suite which includes a corner bath with shower over.

Externally, the driveway to the front provides off road parking in front of the detached double garage, gates access leads down the side to the rear south facing garden which is mainly laid to lawn with an abundance of mature shrubs and plants to offer an array of colour throughout the year.

A freehold property which must be viewed.



DIRECTIONS

CW11 1RS- Newcastle Road South, Brereton

LOCATION

Brereton is situated just outside of Holmes Chapel which provides an array of individual shops, including a delicatessen, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 or 17 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 band F

ENERGY PERFORMANCE RATING

E

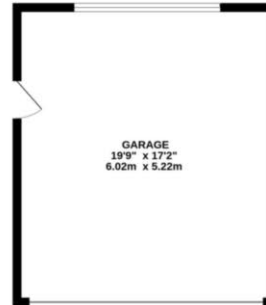
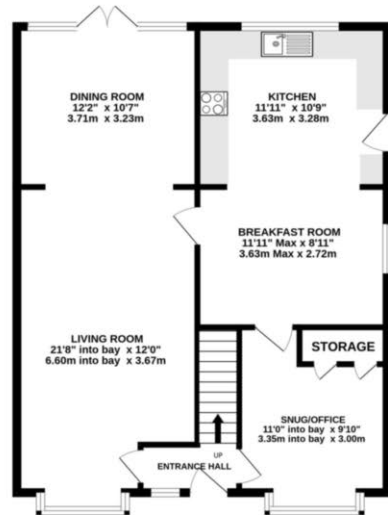
SERVICES (NOT TESTED)

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

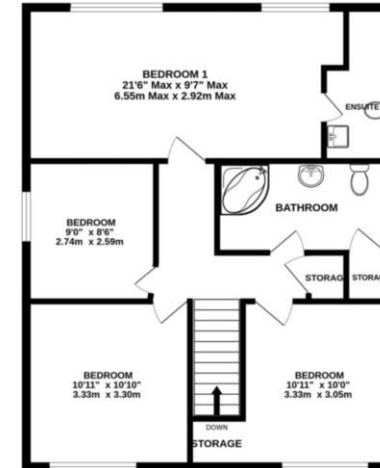
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1875 sq.ft. (174.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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