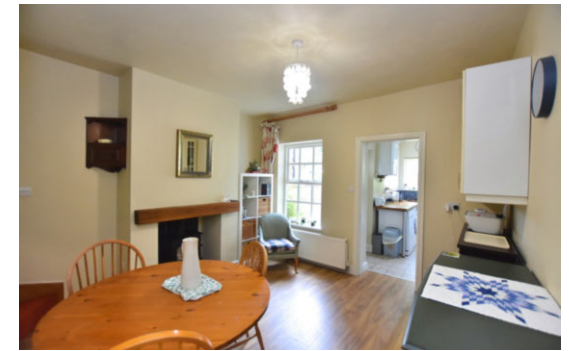




**GASCOIGNE
HALMAN**

112 LONDON ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£300,000

A characterful 2 bedroom terraced cottage with an extensive garden and off road parking

Set back from London Road this deceptively spacious freehold property offers plenty of charm.

As you enter the property you are welcomed with a cosy living area that benefits from a feature fireplace. The living area leads onto a second large reception room with log burner which provides flexible living accommodation. This multi-purpose room could be used as a dining area, play room or an additional sitting room. This in turn leads you into the kitchen area which also has a useful door taking you into the good-sized garden.

Up the turning staircase are two good-sized bedrooms providing high ceilings and plenty of natural light. Bedroom one benefits from wardrobe space. At the rear of the property, down a few steps is the stunning shower room which has been recently refurbished.

To the rear is a paved patio area which leads seamlessly to the long lawned garden with different sections giving it a private secret garden feel. A summerhouse with power, shed, green house and pond make it a haven for garden enthusiasts. For convenience a gate creates access to the allocated off road parking.

Viewing is strongly recommended to fully appreciate the space and the beautiful garden.

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops, including a number of quality

delicatessens, butchers and bakers. There are a number of public houses and restaurants within reach and for the commuter access to the nearby Northwest motorway network is easily available at Junction 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 and a number of private sporting clubs, golf courses and equestrian centres within a short drive.

DIRECTIONS

CW4 8AY- London Road, Holmes Chapel

ENERGY PERFORMANCE RATING

C

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band B

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.

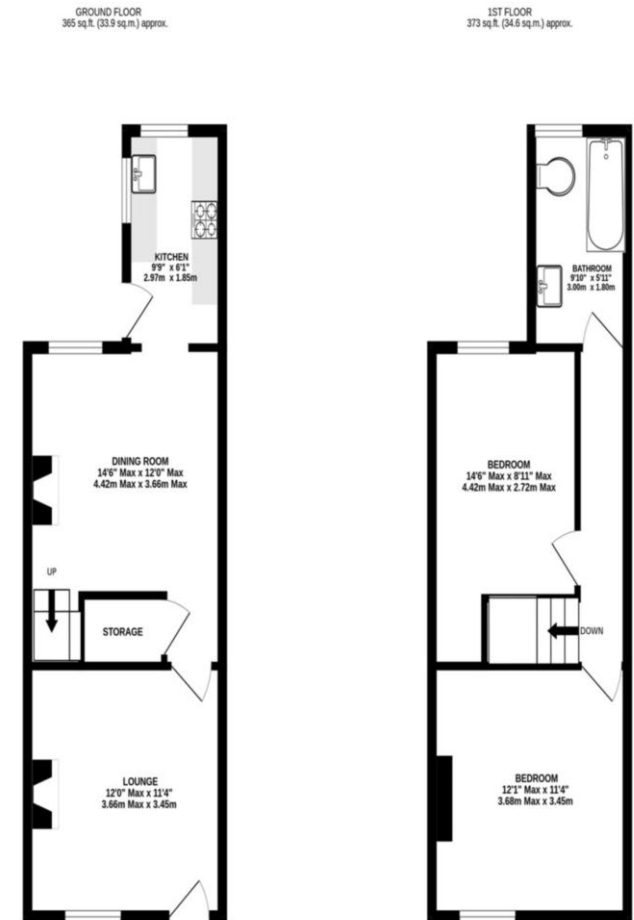
HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**



TOTAL FLOOR AREA: 738 sq ft (68.6 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2023)



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.