



**GASCOIGNE  
HALMAN**

59 MIDDLEWICH ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



| £285,000

A beautifully presented charming character cottage within walking distance to Holmes Chapel centre with off road parking and south facing roof terrace.

This beautiful home has been tastefully presented throughout in-keeping with a property of this age.

Set back off Middlewich Road, with parking for a number of vehicles at the front, this cosy inviting home offers ready to walk into accommodation.

With two access points into the property, the main front door opens to the living room with a dual aspect along with a feature exposed brick chimney with log burning stove. The living room opens to the kitchen which is fitted with a range of modern units along with integrated appliances. The rear hall gives access to the side, while across the rear is a very useful home office which has also been used as a third bedroom, next to the shower room which is fitted with a three piece modern white suite.

To the first floor there are two bedrooms, the main bedroom being a large double room with vaulted ceiling and exposed ceiling beams. Bedroom two has a built in cupboard and access to the roof terrace.

The south facing roof terrace has a glass balustrade and astro turf, ideal for alfresco dining.

A freehold charming home within easy reach of Holmes Chapel centre.

## DIRECTIONS

CW4 7ER - Middlewich 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 and the leisure centre provides for most sporting activities.

## TENURE

Freehold

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire East Council tax band C

## ENERGY PERFORMANCE RATING

EPC Rating: C

## VIEWING

Viewing strictly by appointment through the Agents.

## HOLMES CHAPEL OFFICE

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