



**GASCOIGNE
HALMAN**

10 EASTGATE ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £375,000

With a south facing rear garden, a four bedroom detached home with two reception rooms, modern kitchen, downstairs wc, garage and off road parking.

Ideally located within just a short walk to the centre of Holmes Chapel and all its amenities.

Off the entrance hall, with its useful downstairs wc, are two reception rooms - the living room to the front opens to the dining room with its French doors leading to the garden. The kitchen has views over the garden and is fitted with a range of modern white units and space for appliances, with a door leading to the side.

To the first floor there are four generous bedrooms, a bathroom fitted with a two piece suite comprising of a bath and sink unit while the wc is separate.

Externally the driveway provides off road parking in front of the garage. The garden is mainly laid to lawn with its fence boundaries and southerly aspect.

A Freehold property which must be viewed to be appreciated.

DIRECTIONS

CW4 7BW- Eastgate Road, Holmes Chapel

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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.

LOCAL AUTHORITY

Cheshire East band D

ENERGY PERFORMANCE RATING

EPC rating D

TENURE

Freehold

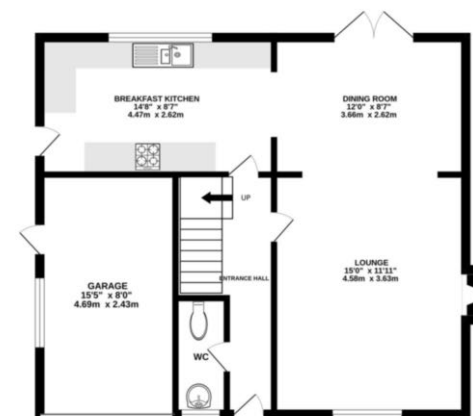
SERVICES (NOT TESTED)

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

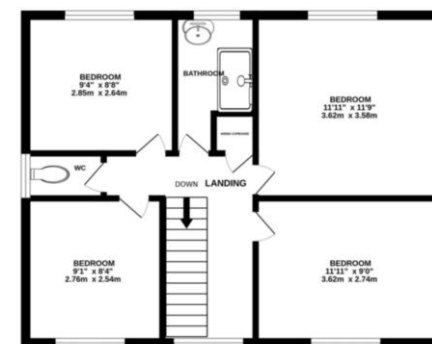
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
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