



**GASCOIGNE
HALMAN**

114 LONDON ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £275,000

Two bedroom mid terrace property with garden and parking - Requiring modernisation

DESCRIPTION

Offered with no onward chain, this two bedroom mid terrace property presents an excellent opportunity for buyers to add their own stamp. The home offers spacious accommodation and is well positioned with the benefit of off road parking and private garden.

The ground floor comprises a front facing living room, separate dining room and a kitchen to the rear with access to the garden.

Upstairs, bedroom one is generously sized with built in storage and access to the bathroom. The second bedroom includes built in wardrobes and a convenient Saniflo toilet and sink.

Outside, the property enjoys a private rear garden and off road parking.

Early viewing is recommended to explore the potential this home has to offer.

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.

DIRECTIONS

CW4 8AY- London Road, Holmes Chapel

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band B

ENERGY PERFORMANCE RATING

C

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.

HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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