



**GASCOIGNE  
HALMAN**

61 MIDDLEWICH ROAD, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT



| £295,000

Just a short walk to the centre of Holmes Chapel - A two bedroom cottage, with two car ports to the rear plus an additional parking space, garden and potential to extend if required.

Full of the character and charm you would expect from a cottage, with exposed beams and exposed brick fireplace.

This cosy home offers ready to walk into accommodation yet with the ability for a buyer to extend at the back and double storey if required.

Set over two floors, the living room being to the front, as mentioned, with its exposed brick fire place and electric log burner style fire, chimney recess shelving further enhances the cottage feel of this room, while the kitchen is fitted with a range of units along with a complementing work surface over and access to the rear where the parking is available. The bathroom is fitted with a three piece white suite just off the kitchen.

A staircase to the first floor provides two generous bedrooms, the main bedroom being a generous double overlooking the front while the rear bedroom is a small double with built in cupboard.

A mid mews set in a block of four properties, a driveway to the side of the block leads to the rear where there are two carports belonging to this property, a further parking space and a generous garden which is mainly laid to lawn with hedge and fence boundaries.

A freehold property in a sought after location available for sale with no upward chain

#### DIRECTIONS

CW4 7ER - Middlewich Road, Holmes Chapel

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

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

#### ENERGY PERFORMANCE RATING

EPC Rating D

#### LOCAL AUTHORITY

Cheshire East, council tax band C

#### VIEWING

Viewing strictly by appointment through the Agents.

#### SITE 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.

#### HOLMES CHAPEL OFFICE

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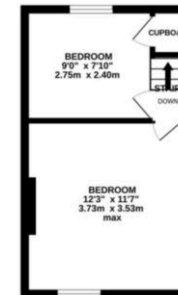
14 The Square, Holmes Chapel, CW4 7AB

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GROUND FLOOR  
295 sq ft (27.2 sq.m.) approx.



1ST FLOOR  
231 sq ft (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq ft (48.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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