



**GASCOIGNE  
HALMAN**

THE LIMES, SPROSTON GREEN

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THE AREAS LEADING ESTATE AGENT





## THE LIMES, SPROSTON GREEN

**£975,000**

A stunning, beautifully presented detached bungalow, immaculately presented throughout wrapped within its own private secluded gardens.

Offering almost 2300 sq ft of living accommodation, this unique property has been extended to create substantial living accommodation yet set in the most magnificent gardens to all sides.

Accessed through the brick pillars with solid wood electric gates, the driveway offers off road parking for several vehicles.

The entrance to this beautiful home is via a block paved, walled boundary courtyard into a large reception hallway.

The accommodation comprises of a large living room with bi-folding doors to the mentioned courtyard, an open plan living dining kitchen which is fitted with a range of two tone units along with a complementing work surface over along with a Belling double oven, two Hotpoint eye level ovens and an electric hob. Bi-folding doors from the dining area open to the garden.

The hallway also leads to a garden room, overlooking the private lawns. Bedroom two (previously the former living room, could be used as a further reception room if required, while bedroom three and the master bedroom suite are both accessed off the inner hallway along with the three piece shower room.

The master bedroom suite has a large dressing room fitted with a range of bespoke wardrobes and units, while a second dressing room is fitted with hanging rails and shelving. The en-suite is breath taking, with a large walk in shower area and his and hers sinks. Both bathrooms are fitted with high end Villeroy and Boch sanitary ware with chrome fittings.

This impressive home continues on the outside, a log lap shed/workshop with ramped access from the garden, the gardens themselves wrap around this attractive home, extremely well manicured, they offer a great degree of privacy with the only low level post and rail fencing overlooking fields. A brick built smokehouse, provides the ideal place for alfresco dining anytime of the year, with removable waterproof screening to two sides capturing the views of the gardens.







## DIRECTIONS

CW4 7LN - Sproston Green

## LOCATION

Holmes Chapel village is within a short drive from Sproston 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. Access to Middlesbrough centre is another short drive away giving access to Middlesbrough train station with further links into Manchester.

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire West and Cheshire, council tax band G

## ENERGY PERFORMANCE RATING

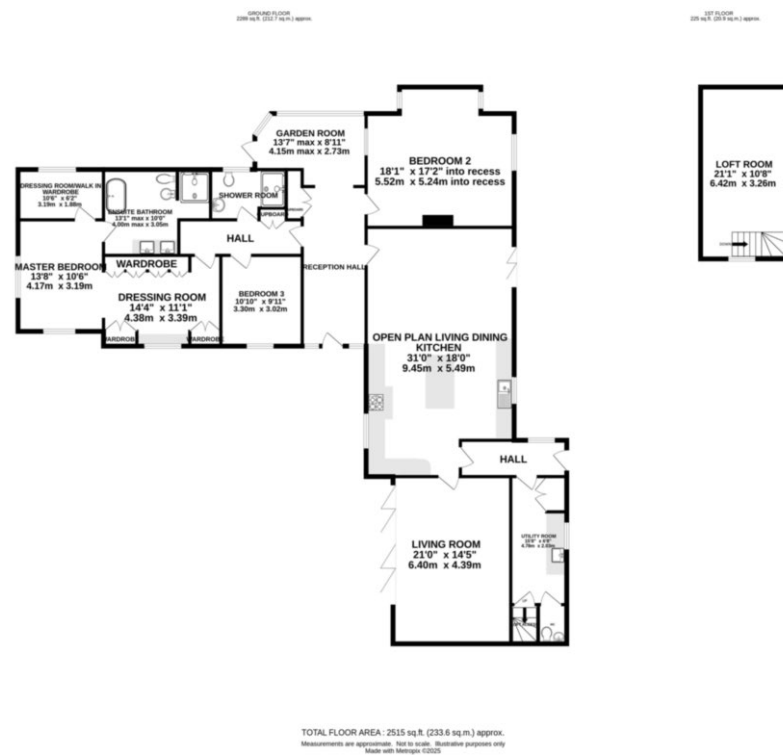
EPC Rating D

## 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.



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