



**GASCOIGNE  
HALMAN**

2 TWEMLOW LANE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£395,000

Stylish extended 3 bed semi with loft master suite, kitchen diner, spacious living, south-west garden, garden room (office), off-street parking along with easy access to nearby schools and transport.

This beautifully presented three bedroom semi detached house offers versatile accommodation ideal for modern family living. The property has been thoughtfully extended to the rear, creating a spacious family room that flows seamlessly from the kitchen diner and provides the perfect setting for entertaining or relaxing. The contemporary kitchen is well appointed with space for appliances and ample storage, while the living room offers a relaxing and cosy room overlooking the front garden.

Upstairs, two well proportioned bedrooms are complemented by a stylish family bathroom. The impressive loft conversion adds a superb master suite, complete with a modern en-suite shower room and generous storage. Throughout the home, tasteful décor ensures a welcoming and comfortable environment. Additional features include double glazing, and practical storage solutions.

To the rear of the property, the south westerly facing garden offers a private and tranquil retreat. The garden is mainly laid to lawn, with a paved patio area that is ideal for al fresco dining and summer gatherings. Mature planting and secure fencing provide an attractive and secluded setting. A standout feature is the timber garden room, which is currently used as a home office (perfect for remote working or creative pursuits). There is also convenient side access to the garden, as well as off street parking to the front of the house. Located in a sought after residential area, the property is within easy reach of local schools, parks, and transport links, making it a superb choice for families and professionals alike. This is a wonderful opportunity to acquire a stylish and extended home with exceptional outside space.

#### DIRECTIONS

CW4 8DT - Twemlow Lane, Holmes Chapel

#### LOCATION

From Twemlow Lane, Goostrey is the nearest and much sought after semi-rural village situated almost equidistant between the towns of Knutsford and Holmes Chapel and surrounded by delightful open countryside. Day to day requirements are met by the local shopping within the village whilst the larger village of Holmes Chapel and Knutsford Town Centre cater for more comprehensive needs. Excellent educational facilities are catered for in both the state and private sector with the primary school in the village having a good reputation. The rail station is on the main Manchester - Crewe - London line and access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6. Manchester International Airport is also within easy reach. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Breton Country Park and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

#### 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 D

#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

EPC rating D

## HOLMES CHAPEL OFFICE

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TOTAL FLOOR AREA - 1230 sq.ft. (114.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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