



**GASCOIGNE
HALMAN**

14 THE MILLINGFIELD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



14 THE MILLINGFIELD, HOLMES CHAPEL

£525,000

Stylish three-bedroom bungalow on a private south-facing plot. Features Italian tiled flooring, modern kitchen, large garage with mezzanine, bright conservatory, and ample parking.

This impressive three-bedroom bungalow offers a superb blend of contemporary style and practical living, situated on a private plot with a south-facing aspect.

The property welcomes you with a spacious entrance hall, leading to the principal living accommodation, where Italian tiled flooring in a striking herringbone pattern flows seamlessly through much of the ground floor, creating a sense of elegance and continuity. The lounge and dining room provide an inviting space for relaxation and entertaining, complemented by a bright conservatory that brings natural light into the heart of the home. The breakfast kitchen is thoughtfully designed, with convenient internal access to both the garden and the substantial double garage. The garage itself is a notable highlight, offering ample space for vehicles and storage, with the added benefit of a mezzanine level above, ideal for additional storage.

Three generous bedrooms provide comfortable accommodation for families or guests, with the master bedroom enjoying a concealed en-suite shower room for added privacy and luxury. A separate shower room serves the remaining bedrooms, ensuring convenience for all residents.

Ample parking is available on the driveway, accommodating multiple vehicles with ease. This beautifully presented home combines a well maintained home with practical features, making it an exceptional choice for those seeking a well-connected location.

This property offers a superb opportunity to enjoy comfort and quality in equal measure as well as being within just a short walk to the amenities Holmes Chapel has to offer.



DIRECTIONS

CW4 7DA - The Millingfield

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.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band E

ENERGY PERFORMANCE RATING

EPC rating C

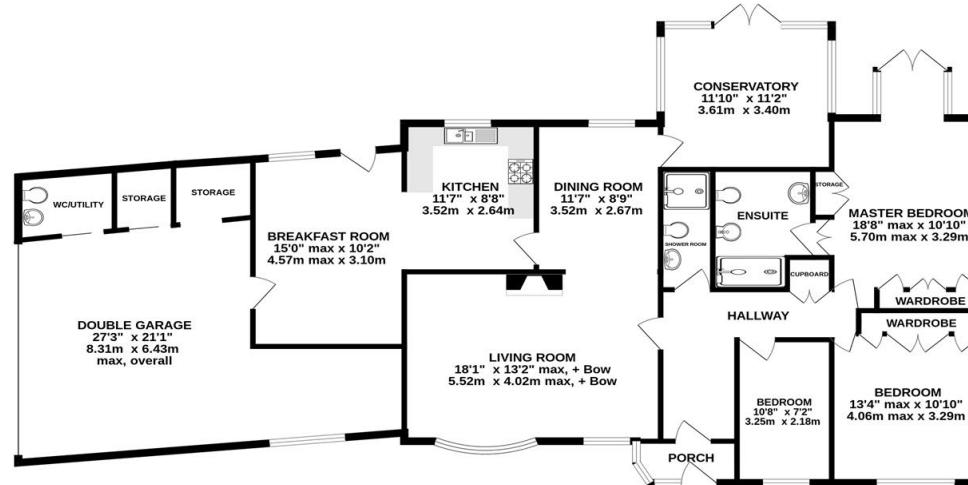
SERVICES (NOT TESTED)

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.

GROUND FLOOR
1812 sq.ft. (168.3 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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