



**GASCOIGNE
HALMAN**

49 MACCLESFIELD ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £425,000

An absolutely stunning, remodeled, extended and completely refurbished semi-detached family home with four double bedrooms, open plan living concept, separate guest suite with dressing room, en-suite and sitting room. Ample off road parking and generous gardens with summer house creating a gym and storage.

High specification and attention to detail have been key in creating this beautiful home offering flexible and versatile accommodation.

Having been extended to create a ground floor master bedroom suite with a three piece en-suite shower room and dressing area this is perfect for a dependent relative to stay, guest bedroom or a teenager. A separate sitting area finishes off this ideal guest suite.

The remainder of the ground floor is open plan with a through lounge/diner with illuminated inset shelving, while the breakfast kitchen with its large central island unit, is fitted with a range of modern units along with integrated appliances and fittings including bin storage, and a complementing butchers block work surface over. Off the kitchen is a very useful utility/WC, the utility is fitted with cupboard matching the kitchen and provides space for two appliances.

A turning staircase to the first floor reveals the three further double bedrooms, two of which have custom built in wardrobes with hanging rails, shelves and drawer units, all tucked away behind sleek, elegant doors. The main bathroom is fitted with a three piece modern suite.

Externally, the front is mainly block paved to provide off road parking for a number of vehicles, gated access to the side opens on to the low maintenance entertaining garden with its porcelain tiled patio areas and astro turf, all with fence boundaries. The timber outbuilding has been insulated with power and lighting to create an ideal gym/games room, with a garden store/workshop next to it. A large garden which offers a great degree of privacy.

A freehold home within just a short walk to the centre of Holmes Chapel

DIRECTIONS

CW4 7NH - Macclesfield Road, Holmes Chapel

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

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 C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating D

HOLMES CHAPEL OFFICE

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**GASCOIGNE
HALMAN**

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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