



40 Sandiford Road, Holmes Chapel

£400,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 40 Sandiford Road

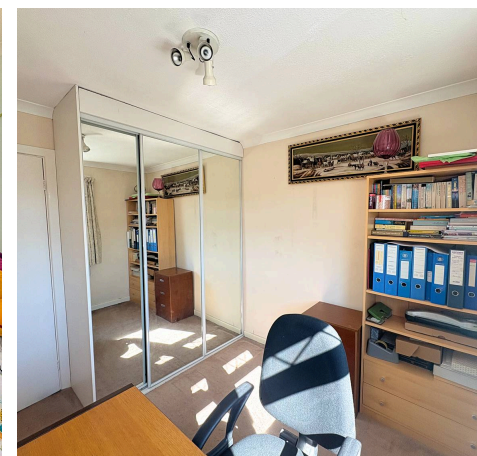
Holmes Chapel

Spacious 4 bed detached house with no onward chain, large garden, driveway, garage, conservatory, utility, near schools, amenities, and transport. Ideal for families seeking convenience.

Council Tax band: D

Tenure: Freehold

- loft partially boarded with ladder and light
- Conveniently located close to local amenities, schools and transport links
- No onward chain
- Spacious four bedroom detached home
- Bright living room opening to dining room
- Kitchen, utility area and downstairs wc
- Conservatory overlooking large rear garden
- Four well proportioned bedrooms, two with built in storage
- Shower room and separate toilet
- Large mature rear garden, garage and driveway for three cars
- Rent charge of £15 a year. Historic rent charge which is being abolished in 2037



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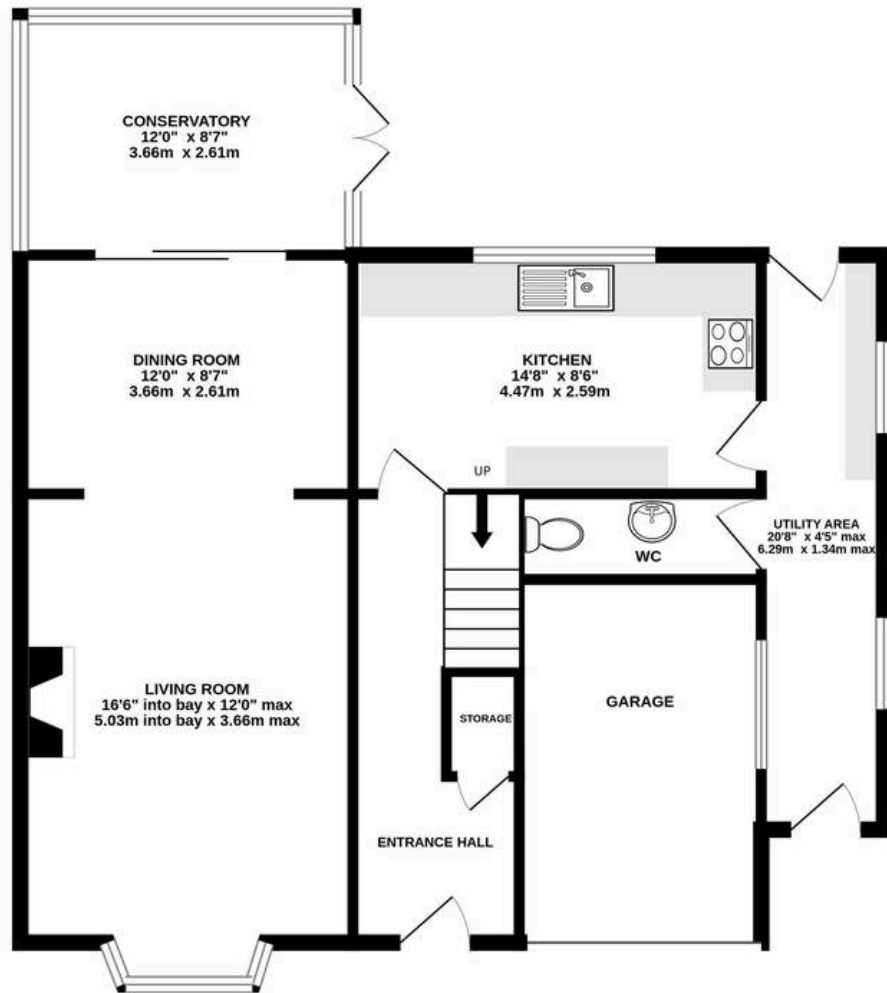
## Holmes Chapel

This spacious four bedroom detached house is offered to the market with no onward chain, presenting an excellent opportunity for families and buyers seeking a well-appointed home in a highly convenient location. The property is ideally situated close to local amenities, reputable schools and excellent transport links, ensuring easy access to daily essentials and commuting routes. The bright living room opens seamlessly into the dining room, creating a welcoming space for relaxation and entertaining. The kitchen is complemented by a practical utility area and a downstairs wc, catering to the needs of a busy household. A conservatory to the rear of the property offers lovely views of the garden and further extends the living space, making it perfect for year-round enjoyment. Upstairs, there are four well proportioned bedrooms, two of which benefit from built in storage, as well as a modern shower room and a separate toilet.

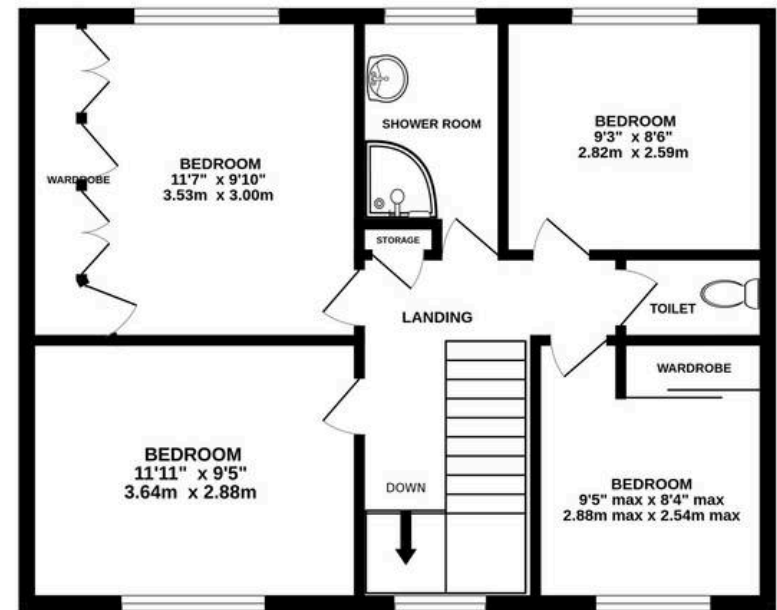
The outside space is equally impressive, with a large mature rear garden that offers a private and tranquil setting for outdoor activities, gardening or simply relaxing. The garden is mainly laid to lawn with established shrubs and trees, providing a pleasant outlook and plenty of space for children to play. A generous driveway to the front of the property provides parking for up to three cars, while the garage offers additional storage. The property's outdoor areas are designed to accommodate both family life and entertaining guests, making this home a superb choice for those seeking generous living space inside and out. With its excellent location, spacious accommodation and attractive gardens, this property is ready to welcome its next owners.



GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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