



**GASCOIGNE
HALMAN**

47 MIDDLEWICH ROAD, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

£305,000

Stylish two bedroom semi detached with modern kitchen, walk in wardrobe, garden room/office, off road parking, and courtyard. Sought after area near amenities and transport. Move in ready.

Introducing this exceptional two bedroom semi detached house, a unique character property that blends original charm with modern, tastefully presented interiors.

Upon entering the generous hallway, you are welcomed into a spacious living room that offers a comfortable setting for relaxation or entertaining guests. The contemporary kitchen is fitted with quality units and integrated appliances, providing ample workspace for culinary enthusiasts, while a practical utility area and a downstairs WC add further convenience to the ground floor layout.

Upstairs, the property boasts two well proportioned bedrooms, including a main bedroom featuring a generous walk in wardrobe (perfect for those seeking additional storage and organisation). The stylish family bathroom is fitted with a three piece white suite, offering a tranquil space for unwinding at the end of the day.

The property benefits from a block paved driveway, allowing off road parking for several vehicles, and secure gated access that leads to a rear block paved courtyard. A standout feature is the timber garden room, which serves as a versatile utility room and a dedicated home office (ideal for remote working or creative pursuits). With its blend of character features and contemporary finishes, this home is perfectly suited to professionals or couples seeking a move in ready property with flexible living spaces. Located in a sought after area with excellent access to local amenities, schools and transport links, this impressive home offers a rare opportunity to acquire a property of such distinction and versatility. Early viewing is highly recommended to fully appreciate the quality, style and unique appeal of this outstanding residence.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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DIRECTIONS

CW4 7ER- Middlewich 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

LOCAL AUTHORITY

Cheshire East band D

ENERGY PERFORMANCE RATING

EPC rating C

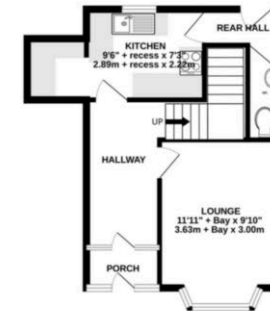
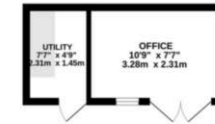
VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
504 sq ft. (46.6 sq.m.) approx.



1ST FLOOR
333 sq ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq ft. (77.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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