

53 Eastgate Road, Holmes Chapel, CW4 7BN

£370,000

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GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

53 Eastgate Road

Holmes Chapel

Four bed detached home near Holmes Chapel centre and station. Two receptions, office, modern kitchen, large driveway, private garden with patio and shed. Ideal for families or professionals.
Council Tax band: D

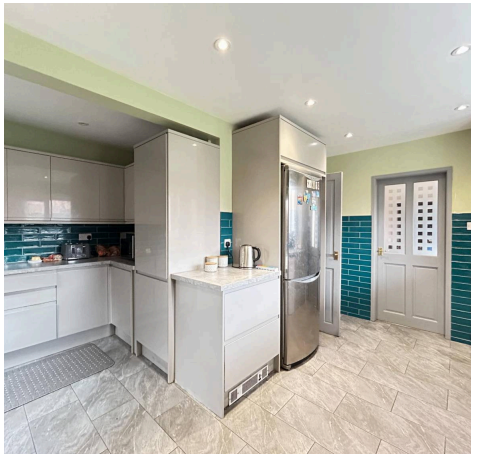
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideally located for the centre of Holmes Chapel with all its amenities
- Just a short walk to Holmes Chapel Train station which is on the main Crewe to Manchester train line
- A detached family home with two reception rooms plus a home office/ground floor bedroom
- Kitchen fitted with a range of high gloss units which flows into a utility area
- Four bedrooms to the first floor and a four piece family bathroom
- Driveway to the front providing off road parking for around 4 vehicles
- Enclosed rear garden with fence boundaries, timber shed and patio area









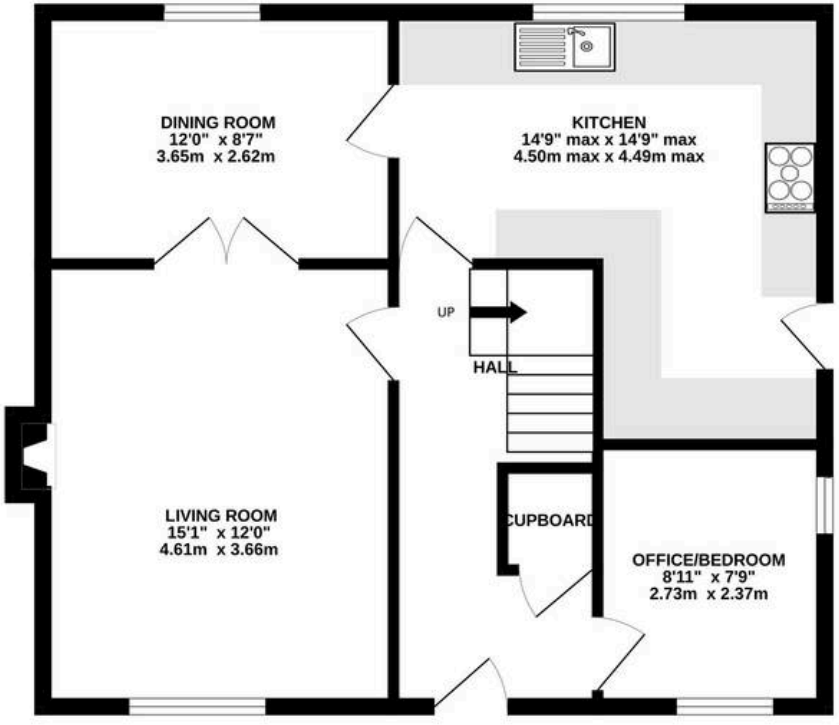
53 Eastgate Road

Holmes Chapel

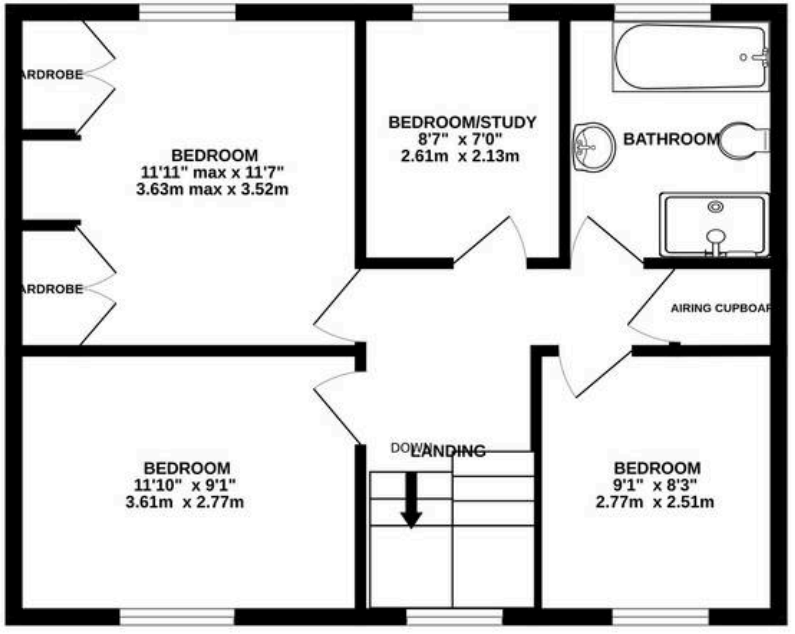
Welcome to this spacious four bedroom detached house, perfectly positioned just a short stroll from the centre of Holmes Chapel and its fantastic range of shops, cafes and amenities. If you need to commute, Holmes Chapel train station is only a few minutes' walk away and offers direct links to both Crewe and Manchester, making this an ideal spot for busy families or professionals. Step inside and you'll find a welcoming entrance hall leading to two generous reception rooms, both perfect for relaxing or entertaining. The living room is especially cosy with its log burning stove and recently fitted herringbone style laminated flooring that continues seamlessly into the dining room. There's also a versatile home office on the ground floor, which could easily double up as a fifth bedroom or playroom depending on your needs. The kitchen is fitted with a range of sleek high gloss units and flows into a handy utility area. Upstairs, you'll find four well-proportioned bedrooms and a modern four piece family bathroom, offering plenty of space for everyone. Outside, there's a large driveway at the front which comfortably provides off road parking for around four vehicles, so parking will never be an issue when friends or family visit. The rear garden is fully enclosed with fence boundaries for privacy, making it a safe haven for children or pets to play. There's a patio area that's just right for summer barbeques or a quiet morning coffee, and a timber shed for all your gardening tools or extra storage. Whether you're looking for a peaceful spot to unwind or a practical space for family life, this garden ticks all the boxes. The property's location means you're close to everything Holmes Chapel has to offer, yet you'll still have your own private outdoor retreat at the end of the day. This is a fantastic opportunity to settle into a friendly community while enjoying the best of both indoor and outdoor living.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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