



15 Sandiford Road, Holmes Chapel, CW4 7BY

£345,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



15 Sandiford Road

Holmes Chapel

This beautifully presented three bedroom semi detached house has been thoughtfully extended to create a spacious and contemporary home in a sought-after location, just a short walk from the centre of Holmes Chapel.

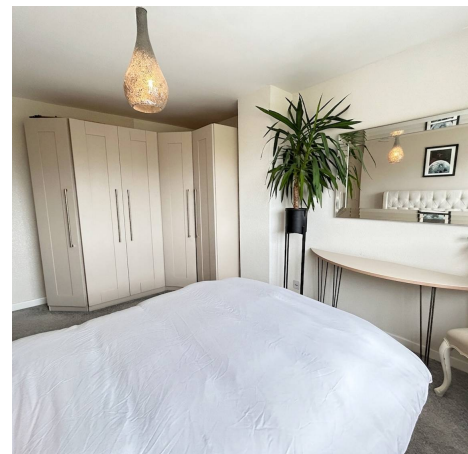
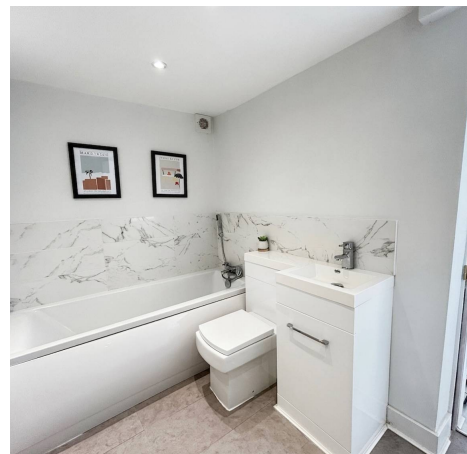
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sympathetically extended to create an impressive open plan living dining kitchen overlooking the garden
- Living room with sliding doors opening to the kitchen
- Downstairs bathroom located off the kitchen area which has sliding doors concealing a storage and utility area
- Three bedrooms to the first floor and a refitted modern shower room
- Driveway to the side providing off road parking for around 3 vehicles
- Garage storage with electric roll up door
- Delightful private rear garden with decking area, paved patio and concealed bin storage area
- A freehold property in a popular location being just a short walk to the centre of Holmes Chapel



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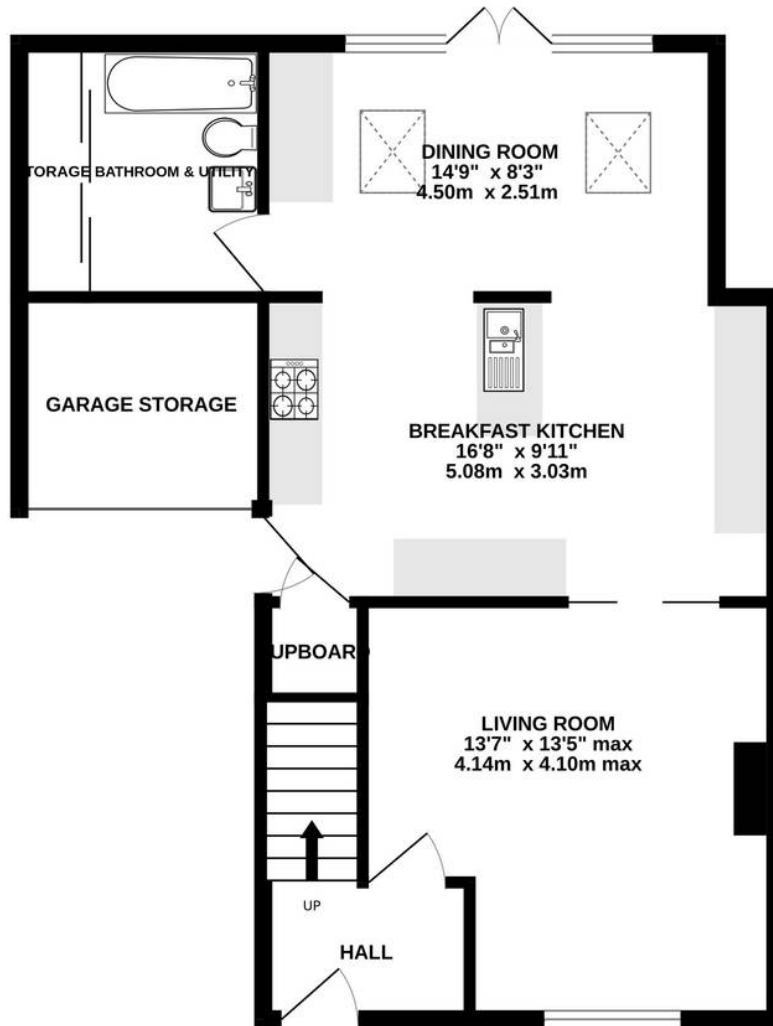
The heart of the property is the impressive open plan living, dining, and kitchen area, which enjoys views over the rear garden and provides an ideal space for entertaining or relaxing. The living room features sliding doors that open directly into the kitchen, enhancing the sense of space and flow throughout the ground floor. A modern downstairs bathroom is conveniently located off the kitchen area, with sliding doors that conceal a practical storage and utility space. Upstairs, you will find three well-proportioned bedrooms and a recently refitted modern shower room, ensuring comfort and style for all residents.

The outside space is equally impressive, offering a delightful and private rear garden that is perfect for both relaxation and entertaining. A spacious decking area provides an ideal spot for al fresco dining or enjoying a morning coffee, while the paved patio offers additional seating or play space. The garden is thoughtfully designed with a concealed bin storage area, ensuring a tidy and attractive environment. Mature planting and fencing provide a sense of privacy and seclusion, making this an inviting retreat after a busy day. The driveway to the side of the property allows for ample off road parking, and the garage storage with its electric roll up door is ideal for storing bikes, garden equipment, or additional household items. The property's location within easy reach of Holmes Chapel's amenities, schools, and transport links further enhances its appeal, making it a superb choice for those seeking a stylish and practical home with excellent outdoor space.

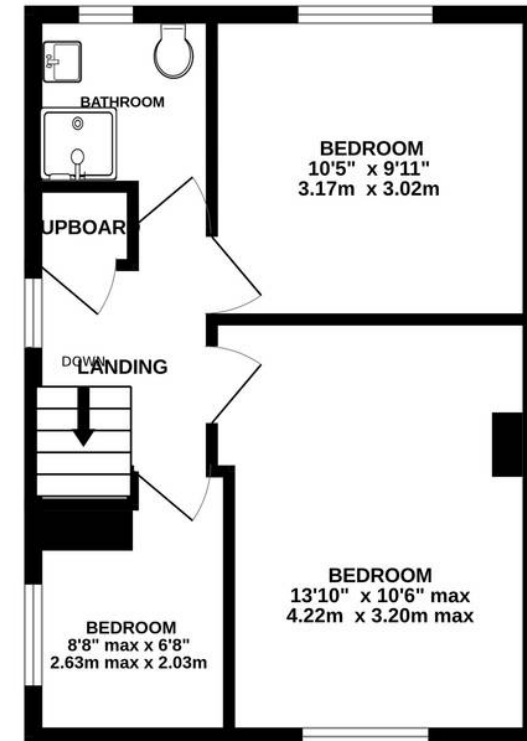
This freehold home is perfect for families or professionals seeking a blend of modern living and a prime location.



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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