



TOTAL FLOOR AREA : 2179 sq.ft. (202.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREAS LEADING ESTATE AGENCY

Holmes Chapel

14, The Square, Holmes Chapel CW4 7AB

01477 417000 holmeschapel@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Set behind a walled frontage, a substantial four/five double bedroom detached family home in arguably one of the largest south facing garden plots on Middlewich Road.

- Set in a large mature and well maintained, south facing plot
- An extended and detached freehold family home
- Three reception rooms (one of which could be used as a 5th bedroom)

- Kitchen diner, utility room and downstairs wc
- Four double bedrooms, dressing area, and two bathroom
- Ample off road parking to the front and single garage

£695,000

CROFTERS

73 Middlewich Road, Holmes Chapel



A fabulous family home within a short walk to the centre of Holmes Chapel and both the comprehensive school and primary school, a large detached very spacious property in an equally impressive garden plot. This extended family home offers all the space a growing family requires. Well maintained throughout the accommodation allows an incoming buyer to adapt the layout if required. Currently the reception rooms all lead off the welcoming hallway with its Parquet flooring, the living room having French doors opening to the rear garden as does the large dining room. An extension to the side has created an additional reception room which would also make an ideal family room/guest bedroom/room for a dependent

relative/teenager as it is located next to the downstairs wc. To the opposite side of the hallway is the kitchen diner with two windows overlooking the front garden, off which is the utility room which opens onto the rear garden. The first floor extension has created a double bedroom, accessed from a dressing area, and the three piece bathroom, all of which would make an impressive master bedroom suite if required. To the first floor there are four double bedrooms along with a three piece shower room and a three piece family bathroom. The driveway, set behind a low level walled frontage, provides ample off road parking, access down the side of the house leads to the fabulous rear garden with an abundance of mature shrubs, trees, plants, all offering an array of colour throughout

the year and a great degree of privacy. With its southerly aspect, the garden appreciates the sun from morning till evening. A freehold property which must be viewed.

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 & 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.

DIRECTIONS

CW4 7ER - Middlewich Road, Holmes Chapel

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 F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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