



22 Sandiford Road, Holmes Chapel

£290,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



22 Sandiford Road

Holmes Chapel

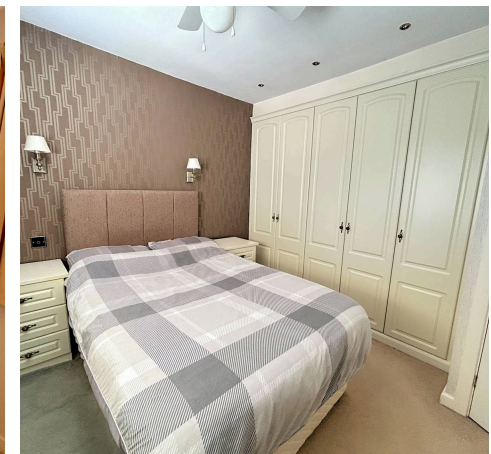
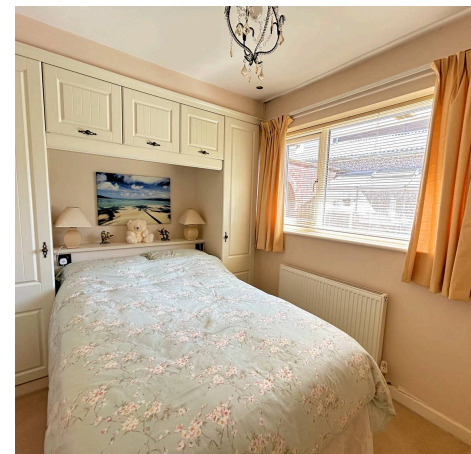
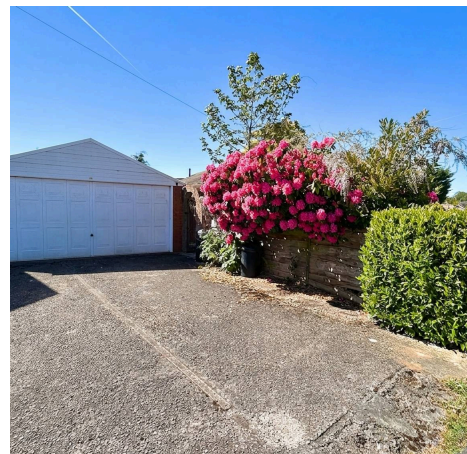
Extended 2-bed semi-detached bungalow with open-plan living, vaulted ceiling, gardens, double garage, off-road parking, and private courtyards. Close to Holmes Chapel amenities. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-maintained wrap around garden
- Spacious paved patio for outdoor entertaining
- Double garage with electric garage door and off-road parking
- Extended living dining kitchen
- Open plan kitchen living area with vaulted ceiling and exposed beams
- Bright living room cosy fireplace
- Three piece shower room
- Two double bedrooms both with built in wardrobes
- Private hedged boundaries for seclusion
- No onward chain



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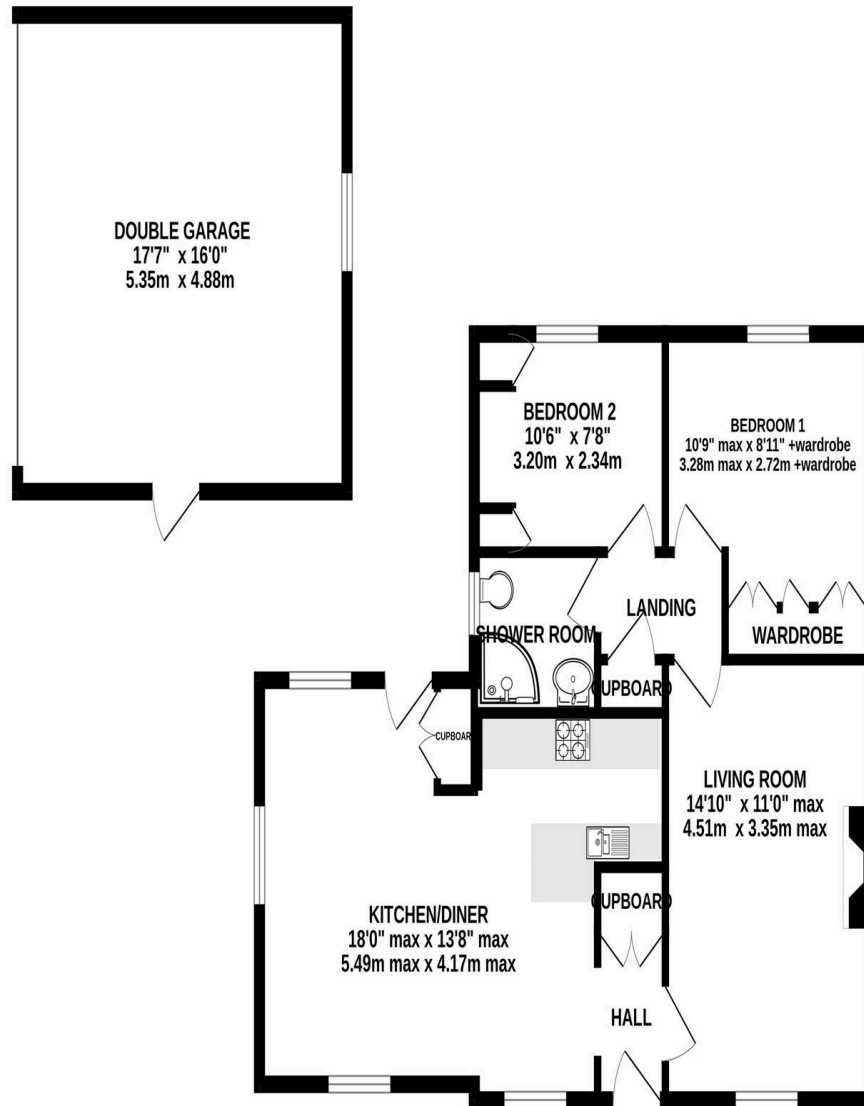
Holmes Chapel

This well cared for semi-detached bungalow offers an ideal home perfectly suited to those seeking a peaceful retreat. The property features two spacious bedrooms, a shower room, living room and a bright, open-plan living, dining, and kitchen space. The inviting living area is enhanced by a cosy fireplace and window overlooking the front garden, flooding the space with natural light and creating a warm, welcoming environment. The extension to the kitchen has provided a fabulous main room, with a vaulted ceiling and exposed beams, adding character and a sense of spaciousness. Both bedrooms are thoughtfully designed with built-in wardrobes providing storage solutions, decorative lighting, and tasteful feature wallpaper, ensuring comfort and practicality.

Further elevating this home are its impressive outdoor spaces, perfect for those who value privacy and the joys of alfresco living. The well-maintained front and side garden boasts a lush lawn and mature hedging, providing seclusion and kerb appeal, while the rear courtyard garden features an Indian stone paved patio for low maintenance, which continues to a further courtyard in between the house and the garage. Additional benefits include a double garage with electric door, and ample off-road parking, offering convenience and security for multiple vehicles. With its harmonious blend of practical features, extended accommodation and beautifully landscaped gardens, this bungalow presents a rare opportunity for discerning buyers seeking a spacious home within walking distance to the amenities Holmes Chapel has to offer.



GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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