



47 Middlewich Road, Holmes Chapel

£295,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

47 Middlewich Road

Holmes Chapel

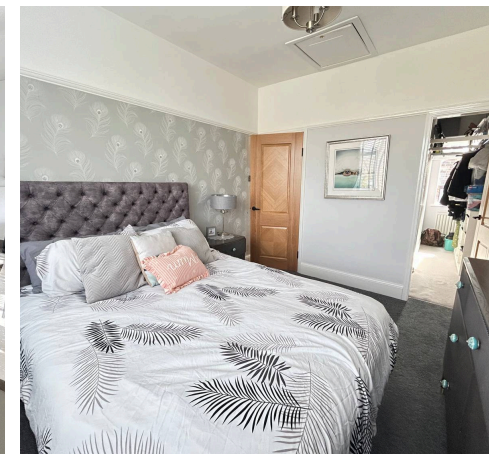
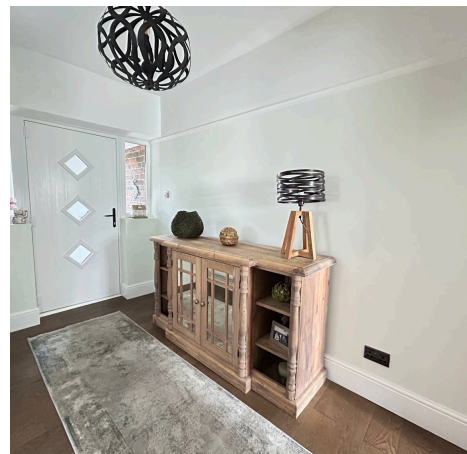
Stylish two bedroom semi detached with modern kitchen, walk in wardrobe, garden room/office, off road parking, and courtyard. Sought after area near amenities and transport. Move in ready. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Within an easy walk to the centre of Holmes Chapel with all its amenities
- A charming, character property which has been enhanced by the current owners
- Large hallway, living room with bay window to the front
- Modern kitchen with utility area and a separate downstairs WC
- Two first floor bedrooms, the main bedroom having a large walk in wardrobe
- Three piece white bathroom along with a cupboard with shelving
- Block paved driveway to the front providing ample off road parking
- Block paved private courtyard to the rear with a southerly aspect
- Timber insulated summer house providing a utility room and a home office



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

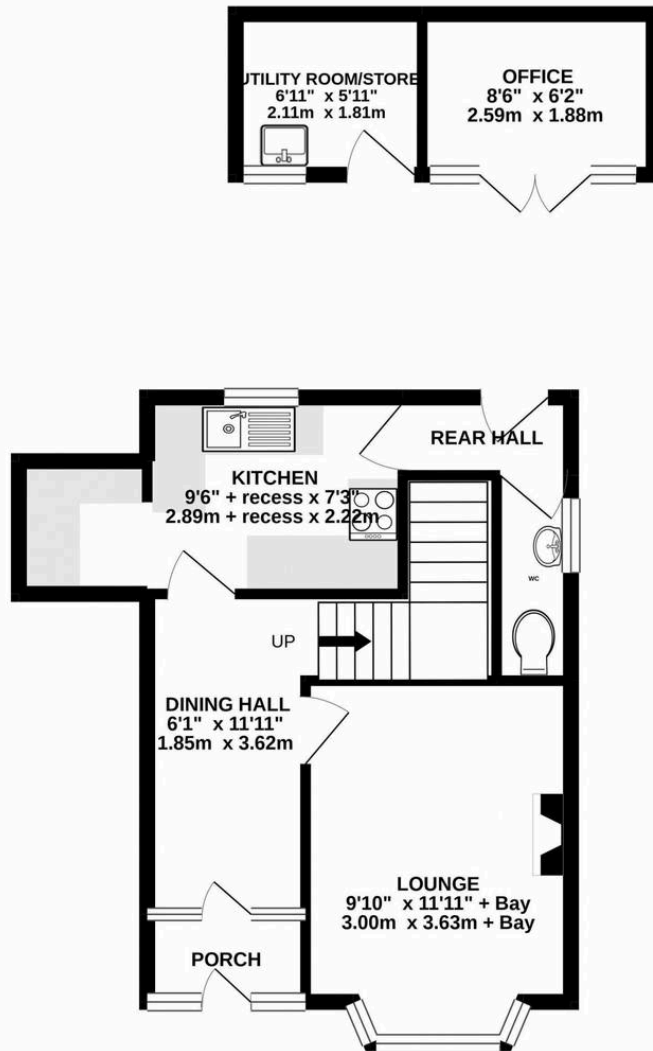
Upon entering the generous hallway, you are welcomed into a spacious living room that offers a comfortable setting for relaxation or entertaining guests. The contemporary kitchen is fitted with quality units and integrated appliances, providing ample workspace for culinary enthusiasts, while a practical 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.

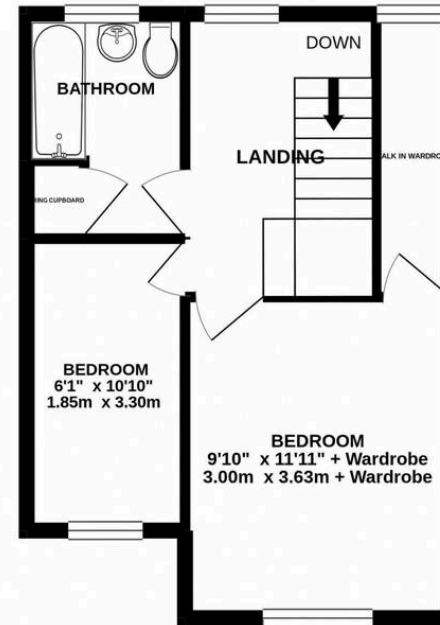
The property benefits from a block paved driveway, allowing off road parking for several vehicles, and secure gated access that leads to a rear block paved courtyard. A standout feature is the timber garden room, which serves as a versatile utility room and a dedicated home office (ideal for remote working 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.



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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