



73 Middlewich Road, Holmes Chapel

£695,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# 73 Middlewich Road

Holmes Chapel

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

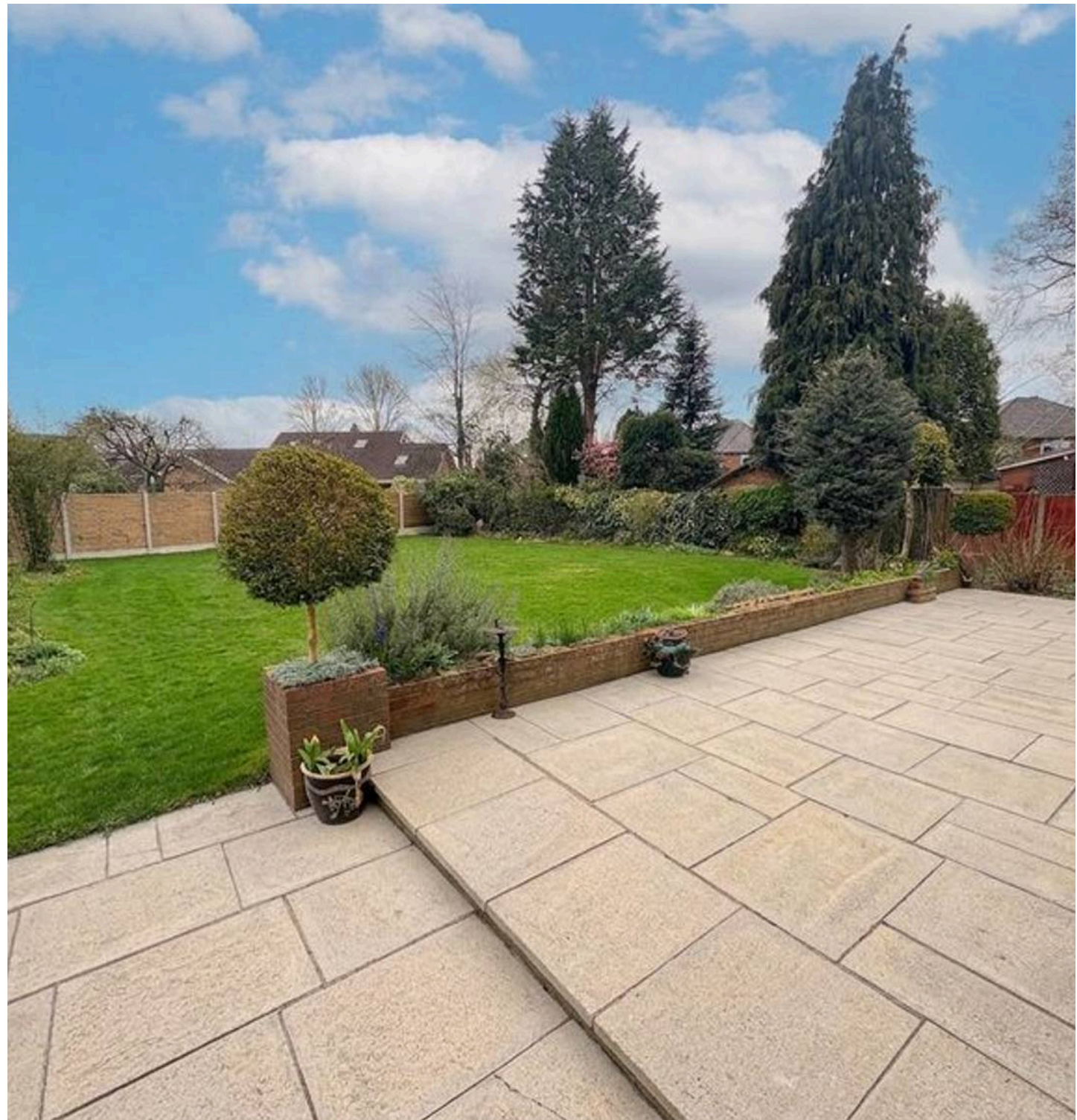
- Four double bedrooms, dressing area, and two bathroom
- An extended and detached freehold family home
- Kitchen diner, utility room and downstairs wc
- Ample off road parking to the front and single garage
- Three reception rooms (one of which could be used as a 5th bedroom)
- Set in a large mature and well maintained, south facing plot



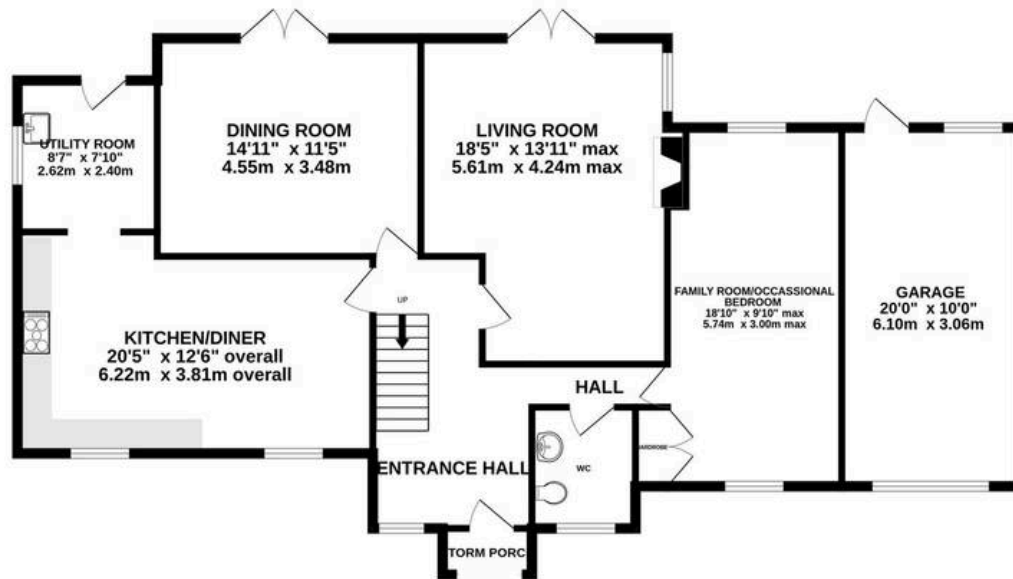
## 73 Middlewich Road

### Holmes Chapel

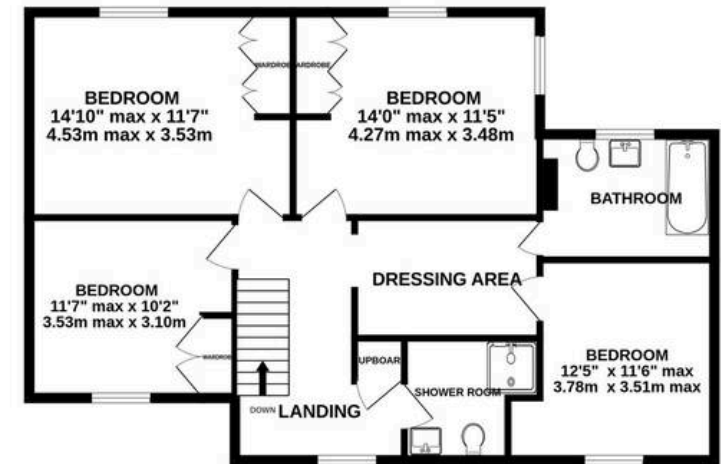
A fabulous family home within a short walk to the centre of Holmes Chapel and both the comprehensive school and primary school, a large detached very spacious property in an equally impressive garden plot. This extended family home offers all the space a growing family requires. Well maintained throughout 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.



**GROUND FLOOR**  
1314 sq.ft. (122.1 sq.m.) approx.



**1ST FLOOR**  
865 sq.ft. (80.3 sq.m.) approx.



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