



10 Eastgate Road, Holmes Chapel, CW4 7BW

£375,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# 10 Eastgate Road

Holmes Chapel

With a south facing rear garden, a four bedroom detached home with two reception rooms, modern kitchen, downstairs wc, garage and off road parking. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four bedrooms, bathroom and downstairs wc
- South facing rear garden
- Two reception rooms with double doors leading to the garden
- A well maintained detached family home
- Modern kitchen with white units and door to the side
- Popular location, short walk to amenities



## 10 Eastgate Road

Holmes Chapel

Ideally located within just a short walk to the centre of Holmes Chapel and all its amenities. Off the entrance hall, with its useful downstairs wc, are two reception rooms - the living room to the front opens to the dining room with its French doors leading to the garden. The kitchen has views over the garden and is fitted with a range of modern white units and space for appliances, with a door leading to the side.

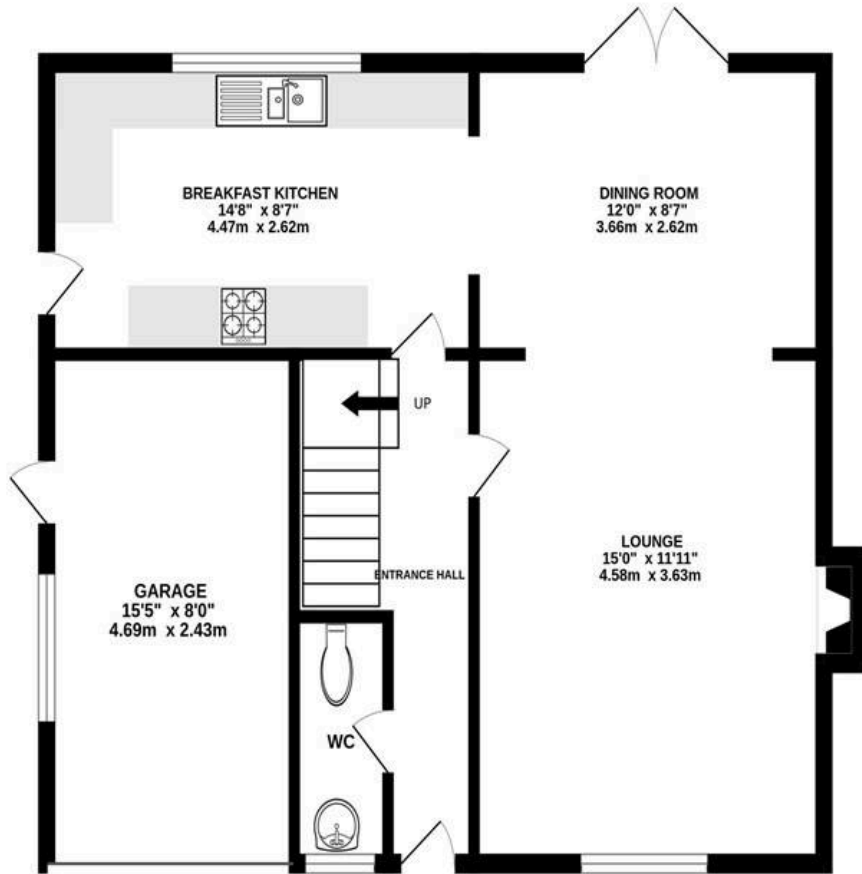
To the first floor there are four generous bedrooms, a bathroom fitted with a two piece suite comprising of a bath and sink unit while the wc is separate.

Externally the driveway provides off road parking in front of the garage. The garden is mainly laid to lawn with its fence boundaries and southerly aspect.

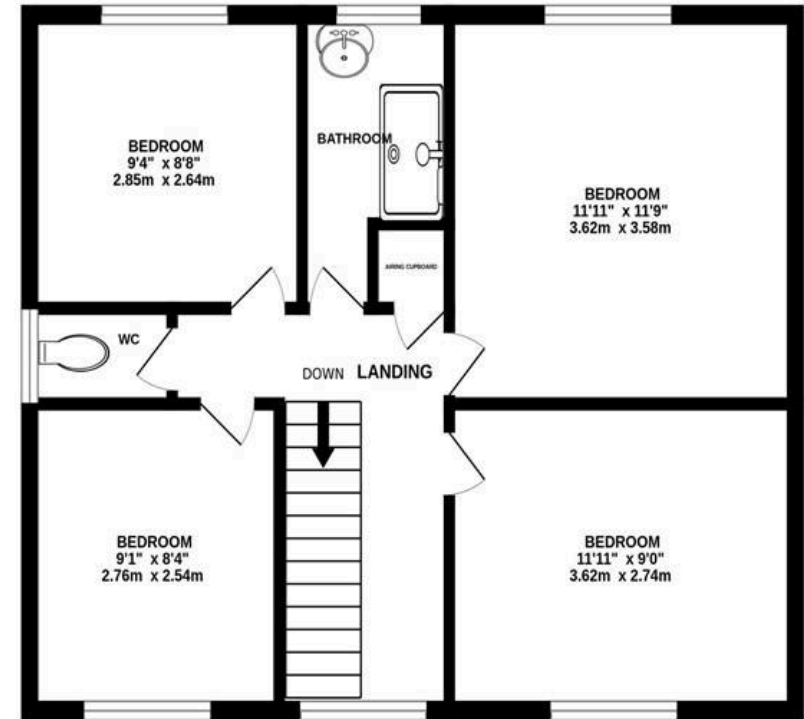
A Freehold property which must be viewed to be appreciated.



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



1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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