



4 Chester Road, Holmes Chapel

CW4 7BH

£515,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Chester Road

Holmes Chapel

This substantial four bedroom detached family home is set within a generous, mature, and private corner plot in the heart of Holmes Chapel. Available with no onward chain, the property offers ample scope for modernisation and the potential to extend, subject to the relevant planning consents.

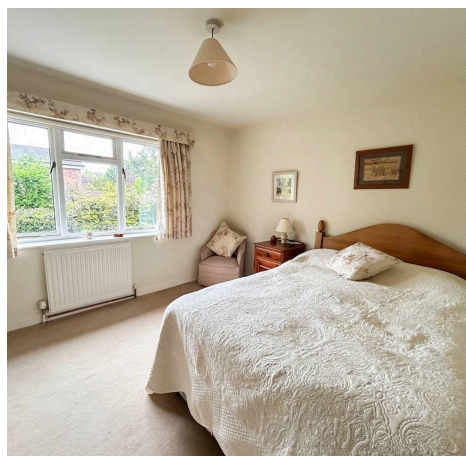
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Generous enclosed mature private corner plot in the heart of Holmes Chapel
- A substantial detached family home with the potential to extend if required (subject to relevant planning consents)
- In need of some updating and available with no onward chain
- Two reception rooms, breakfast kitchen and a conservatory overlooking the garden
- Downstairs WC, utility area and rear porch opening to the garden
- Four generous bedrooms, three with built in wardrobes
- Three piece family bathroom and a three piece shower room
- Driveway to the front providing ample off road parking
- Garage and workshop which is over 27ft in length
- Wrap around gardens with an abundance of mature shrubs offering a great degree of privacy



4 Chester Road

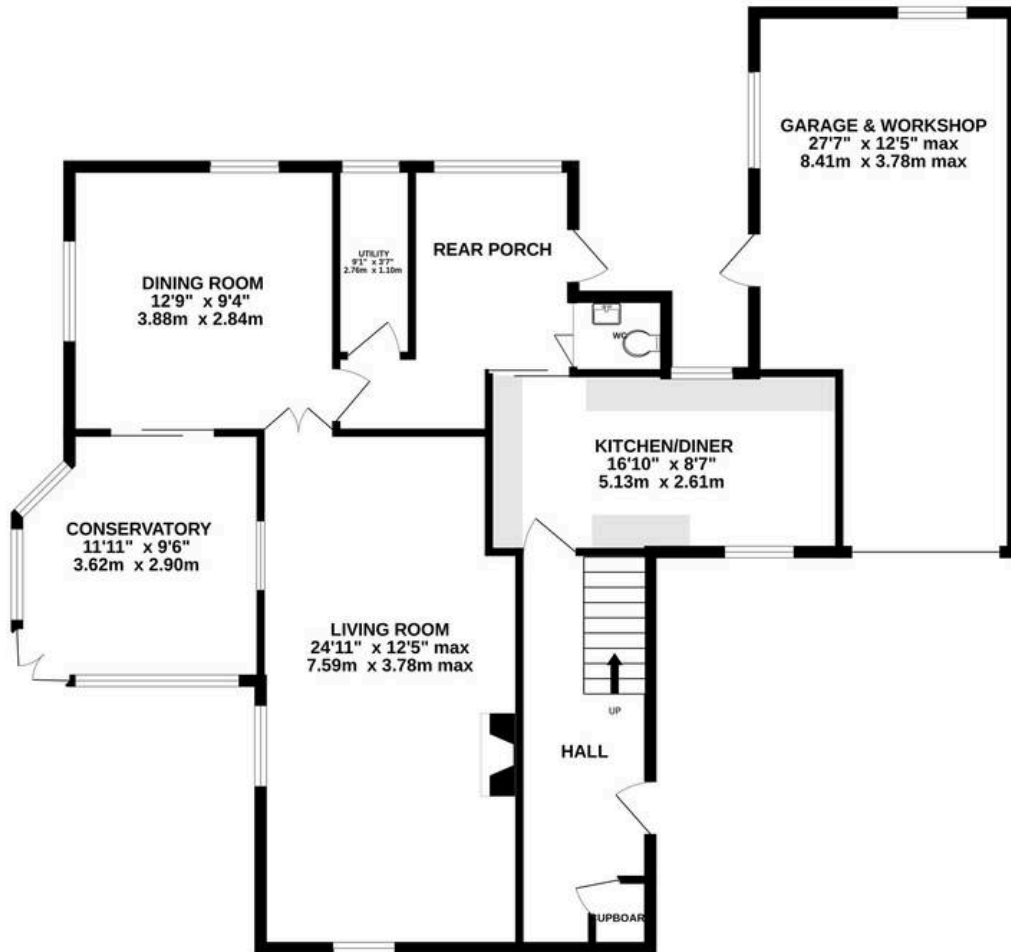
Holmes Chapel

The spacious accommodation comprises two well-proportioned reception rooms, a breakfast kitchen, and a conservatory that overlooks the impressive garden. Additional ground floor features include a downstairs WC, a utility area, and a rear porch providing direct access to the outside. Upstairs, you will find four generous bedrooms, three of which benefit from built-in wardrobes, along with a three piece family bathroom and a separate three piece shower room. The property further benefits from a large driveway to the front, providing ample off road parking, and a garage and workshop that extends over 27 feet in length, ideal for storage or hobby use.

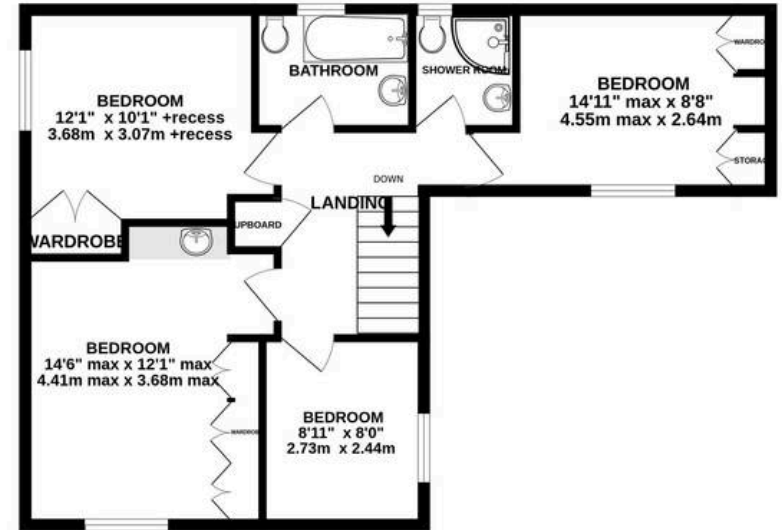
The outside space is a particular highlight of this home, featuring wrap around gardens that are beautifully maintained and stocked with an abundance of mature shrubs and planting, offering a great degree of privacy. The generous plot enjoys a sunny aspect and provides a safe, enclosed environment for children to play or for outdoor entertaining. The gardens are predominantly laid to lawn, interspersed with established borders and secluded seating areas, creating a tranquil retreat in the heart of the village. To the front, the driveway is flanked by attractive planting, while the rear and side gardens are enclosed, making the most of the corner position. The overall plot size, privacy, and mature landscaping combine to offer a rare opportunity for those seeking a family home with exceptional outside space in a highly sought-after location. The property is subject to grant of probate, please contact the office for further details



GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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