



17 Eastgate Road, Holmes Chapel, CW4 7BN

Offers Over £325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

17 Eastgate Road

Holmes Chapel

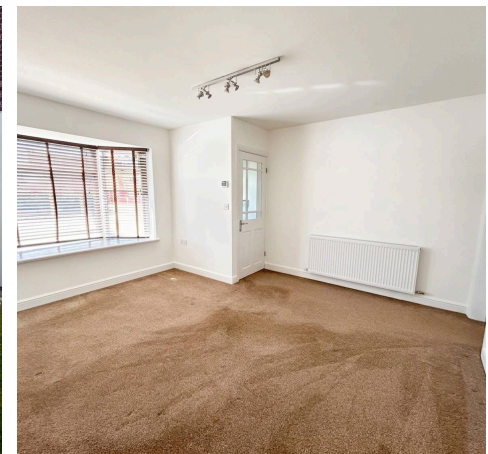
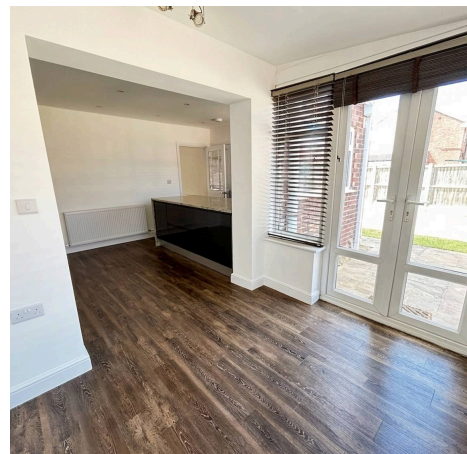
Immaculate 3 bed semi on large corner plot with stylish interiors, garden room, garage, parking for 4, and scope to extend (STPP). Close to amenities, schools, and transport links.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Set within a generous corner plot with gardens to the front, side and rear
- Large plot to the rear providing off road parking for approximately 4 vehicles and a detached garage
- Ample space to extend to the side or potentially construct an additional dwelling, subject to relevant planning approval
- Immaculately presented throughout and freshly decorated
- Living room with large box bay window, refitted kitchen diner with granite work surfaces and a garden room
- Pantry cupboard with plumbing for a washing machine
- Three bedrooms and a modern three piece shower room



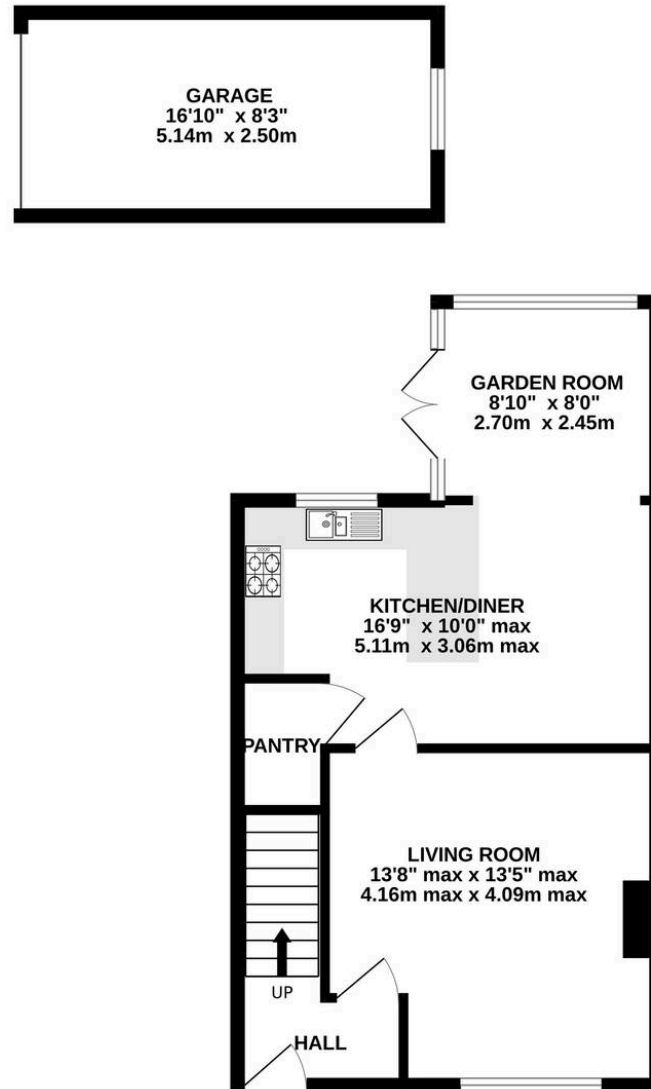
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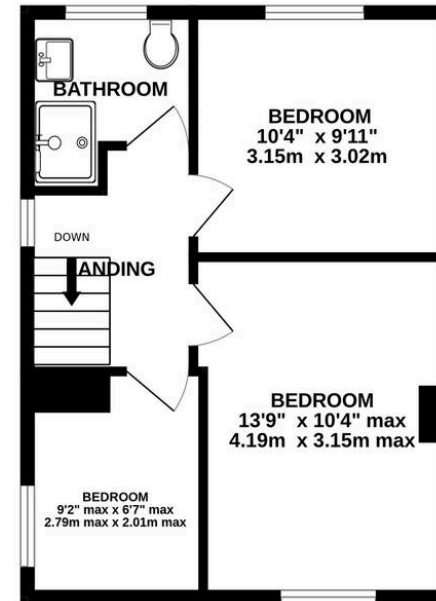
This immaculately presented three bedroom semi-detached house occupies a generous corner plot, offering versatile living accommodation ideal for families and those seeking space to grow. The property has been freshly decorated throughout, providing a welcoming and contemporary feel. The spacious living room features a large box bay window that floods the space with natural light, while the refitted kitchen diner boasts high-quality granite work surfaces, ample cabinetry, and direct access to a bright garden room, perfect for relaxing or entertaining. A useful pantry cupboard with plumbing for a washing machine adds further practicality. Upstairs, there are three well-proportioned bedrooms and a modern three piece shower room, all finished to a high standard. The layout and condition of the property make it ready to move into, yet it also offers ample scope for further extension to the side or even the construction of an additional dwelling (subject to the relevant planning approvals), making this a truly flexible opportunity. Outside, the property benefits from gardens to the front, side, and rear, creating a wonderful sense of privacy and space. The large side and rear plot is particularly impressive, providing secure off-road parking for approximately four vehicles as well as a detached garage for additional storage or workshop use. The surrounding gardens are mainly laid to lawn, offering plenty of room for children to play or for keen gardeners to create their perfect outdoor retreat. The size of the plot also provides excellent potential for further landscaping or outdoor entertaining areas, such as patios or decking. The corner position enhances the feeling of openness and ensures the property enjoys a pleasant outlook. Conveniently located for local amenities, schools, and transport links, this property combines generous outside space with a stylish, move-in ready interior, making it an outstanding choice for discerning buyers seeking a home with both immediate appeal and long-term potential.



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.





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