



Energy performance certificate (EPC)

35 Northwich Road Crnage GREWE CW4 8HL	Energy rating E	Valid until: 24 July 2033
		Certificate number: 0310-2235-0230-2827-1871

Property type
Detached house

Total floor area
201 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Woodville,
35 Northwich Road,
Crnage, Cheshire CW4 8HL

Guide Price £1,250,000

- A DISTINCTIVE DETACHED EDWARDIAN RESIDENCE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM & ENSUITE TO MASTER BEDROOM
- OVER 2000 SQ FT
- SUBSTANTIAL GROUNDS & GARDENS EXTENDING TO CIRCA 3 ACRES
- EXTENSIVE DRIVEWAY & DETACHED DOUBLE GARAGE
- UPMARKET LEAFY SUBURB OF CRNAGE

FOR SALE BY PRIVATE TREATY (Subject to contract)

VIEW OUR INTUITIVE VIRTUAL 360 TOUR TODAY!!!!

A DISTINCTIVE EDWARDIAN RESIDENCE OF THE HIGHEST CALIBRE!! OVER 2000 SQ FT. SUBSTANTIAL GROUNDS AND GARDENS EXTENDING TO CIRCA 3 ACRES. EXTENSIVE DRIVEWAY. DETACHED DOUBLE GARAGE. HIGH CLASS, UPMARKET LEAFY SUBURB OF CRANAGE. CLOSE TO HOLMES CHAPEL AND M6 MOTORWAY.

Impressive reception hall ** Two reception rooms ** Family dining kitchen Utility and cloakroom ** FOUR DOUBLE BEDROOMS (master suite with ensuite shower room **Family bathroom ** Detached double garage** Deep frontage and extensive driveway ** Meticulous formal gardens with impressive pond water feature and expansive terrace areas. Further land to include woodland and areas of natural habitat** Attractive semi-rural position between Knutsford and Holmes Chapel.

A distinctive residence, in one of the most desirable addresses to be had within Cranage. The road itself is a wide avenue, flanked with mature leafy trees, with most of these incredible properties discreetly positioned and well set back from the road. It is beautifully situated on the fringe of open countryside in a semi rural position between Knutsford and Holmes Chapel. Being only a short drive away from the village of Holmes Chapel which offers an excellent array of everyday needs including a delicatessen, butchers, pubs and restaurants. For commuters, Holmes Chapel's own railway station is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston. Manchester International Airport is also within easy reach, and also within a 10 minute drive are Junctions 18 and 17 of the M6 motorway.

The towns of Macclesfield and Congleton and village of Knutsford are within a 15 to 20 minutes drive respectively, all offering a more comprehensive range of shopping and leisure facilities. Within the area and closer towns are excellent educational facilities to cater for children of all ages in both the state and private sector.



The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Tiled canopy storm porch on oak support with attractive Minton tiled floor with panelled front door having leaded and double glazed upper half with matching side panel and leaded double glazed stained glass upper lights.

RECEPTION HALL 13' 9" x 9' 0" (4.19m x 2.74m) into stairs : Picture rail. Double panel central heating radiator. New, American ash hardwood flooring, architrave and skirting boards. Natural pine turned spindled balustrade and hand rail to staircase.

SITTING ROOM 15' 5" x 14' 0" (4.70m x 4.26m) into bay : Timber framed sealed unit double glazed walk-in bay window to front aspect with leaded and stained glass upper lights. Picture rail. Double panel central heating radiator. 13 Amp power points. Cast iron fireplace with tiled insert having coal effect gas fire and quarry tiled hearth and pine fire surround. New pine flooring, architrave and skirting boards. Below floor insulation.

LOUNGE 23' 5" x 13' 5" (7.13m x 4.09m) into alcove : Coving to ceiling. Feature alcove. Two double panel central heating radiators. Aluminium double glazed picture window to rear garden. 13 Amp power points. Cast iron coal fireplace with quarry tiled hearth and oak surround. New, American ash hardwood flooring, architrave and skirting boards. Aluminium double glazed sliding patio door to rear garden.

DINING KITCHEN 26' 7" x 9' 9" (8.10m x 2.97m) : Aluminium double glazed windows to front and side aspect. Inset spotlight fittings. Extensive range of bespoke oak panel fronted eye level and base units having wooden edged preparation surfaces over with stainless steel single drainer sink unit inset with chrome mixer tap. NEFF 4-ring induction hob inset with integrated extractor canopy over. Built-in NEFF fan assisted electric oven/grill with matching combination microwave over. NEFF integrated fridge and freezer. Miele dishwasher. 13 Amp power points. Double panel central heating radiator. New, American ash hardwood flooring, architrave and skirting boards.

REAR VESTIBULE : Aluminium double glazed windows to side aspect. Single panel central heating radiator. Tongue and groove panelling to half height. Built-in store cupboards with double oak doors.

UTILITY 9' 10" x 5' 10" (2.99m x 1.78m) : Aluminium double glazed window to side aspect. Low voltage downlighters inset. Natural pine preparation surface with ceramic Belfast sink inset with chrome tap. Space and plumbing for washing machine. Space for freezer. Floor mounted Glowworm gas central heating boiler. 13 Amp power points.



REAR PORCH : Tongue and groove panelling. Composite panelled door with double glazed upper panels to outside rear.

CLOAKROOM : Aluminium double glazed window to rear aspect. White suite comprising: low level W.C., ceramic wash hand basin with cupboards beneath. Single panel central heating radiator. Half tiled walls.

STAIRCASE to 1st floor galleried landing : Wide shallow rise staircase with pine turned spindled balustrade, newel posts and hand rail to impressive galleried landing.

GALLERIED LANDING 9' 0" x 18' 4" (2.74m x 5.58m) extending to 35' 4" : Timber framed sealed unit double glazed feature window with leaded and stained glass upper lights to front aspect. Aluminium double glazed window to side aspect. Two picture rails. Three single panel central heating radiators. 13 Amp power points. Oak doorways to all bedrooms.

BEDROOM 1 REAR 14' 0" x 13' 6" (4.26m x 4.11m) to alcove : Aluminium double glazed window to rear aspect. Picture rail. Double panel central heating radiator. 13 Amp power points. New natural pine flooring with below floor insulation.

EN SUITE 8' 6" x 5' 4" (2.59m x 1.62m) : Aluminium double glazed window to rear aspect. Modern white suite comprising: low level W.C., ceramic wash hand basin with drawers beneath and shower cubicle with glass screen and door housing a Mira Sport electric shower. Chrome centrally heated towel radiator. Stone effect wall and floor tiles with electric under floor heating and under floor insulation.

BEDROOM 2 FRONT 15' 6" x 14' 0" (4.72m x 4.26m) to bay : Timber framed sealed unit double glazed walk-in bay window with inset leaded stained glass upper lights. Picture rail. Double panel central heating radiator. 13 Amp power points. New natural pine flooring with below floor insulation.

BEDROOM 3 FRONT 19' 0" x 9' 8" (5.79m x 2.94m) : Aluminium double glazed windows to front and side aspects. Double panel central heating radiator. 13 Amp power points. New natural pine flooring, architrave and skirting boards with below floor insulation.

BEDROOM 4 REAR 13' 1" x 9' 2" (3.98m x 2.79m) : Aluminium double glazed window to rear aspect. Picture rail. Double panel central heating radiator. 13 Amp power points. New natural pine flooring, architrave and skirting boards with below floor insulation.



BATHROOM 9' 8" x 6' 9" (2.94m x 2.06m) : Aluminium double glazed window to side aspect. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboard beneath and panelled bath with glass screen housing a mains fed shower over. Chrome centrally heated towel radiator. Fully tiled walls and floor with below floor insulation. Airing cupboard housing lagged hot water cylinder with linen shelves.

OUTSIDE :

FRONT : Wrought iron electrically operated double gates open into the generous gravel laid driveway providing parking for 5/6 vehicles. Mature beech hedgerow forms the front boundary and continues to one side. A gravel path leads to the front door. There are lawned gardens immediately to the front with beautifully tended flower borders. To one side are lawned gardens and Indian stone pathway leading to the rear.

DETACHED BRICK BUILT DOUBLE GARAGE 21' 0" x 17' 8" (6.40m x 5.38m) internal measurements : Two up and over doors. Power and light. Huge amount of overhead storage.

REAR : Immediately adjacent to the rear of the property are the formal gardens with expansive lawns and deep well stocked shaped flower borders with a large ornamental pond. There is an extensive Indian stone paved terrace, fabulous for outside dining which overlooks the pond. Beyond the formal gardens is the extensive grounds which initially are laid to lawn, interspersed with mature coniferous and deciduous trees and fruit trees. The far extent of the gardens are left to natural habitat and attract many species of wildlife.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

TAX BAND: G.

LOCAL AUTHORITY: Cheshire East.

DIRECTIONS: SATNAV CW4 8HL.

