



**Available Early June 2025**

**Three Reception Rooms**

**Modern Breakfast Kitchen**

**Substantial Detached Property**

**Four Double Bedrooms**

**Master Bedroom with En-Suite**





## Introduction

Available Early June 2025 A substantial bright spacious four bedroom, three reception room detached property, set on a lovely plot on the ever popular Cranage development. The bright spacious accommodation starts with a welcoming sizeable hallway, leading to the majority of ground floor rooms. The bright, airy lounge with walk in bay window is located to the front aspect with a lovely view over the garden. Double doors lead to the separate good size dining room. The modern well planned breakfast kitchen offers an array of matching white units delivering ample storage space along with several integrated appliances. The conservatory enjoys a view over the pretty rear garden. The ground floor accommodation continues with a separate utility room, study/home office and ground floor cloak room/WC. The first floor galleried landing sweeps round to the master suite which boasts a smart three piece en-suite shower room and good size walk in wardrobe. Three further double bedrooms are serviced by the three piece family bathroom which completes the first floor. Externally the front aspect provides extensive parking which in turn leads to the attached double garage. The pretty established rear garden delivers a good degree of privacy with central lawn area and well stocked flowerbeds.

EPC Rating - D

Council Tax Band – G - Cheshire East

Available Long-Term Minimum 12 months

Available Un-Furnished

A Reservation/Holding Fee of £507.69 One Weeks Rents applies Terms & Conditions Apply

A Deposit of One months rent applies £2.200.00

## ACCOMMODATION

No Smokers

### Reception Hallway

A most welcoming start to the property with open spindle balustrade turn flight stairs that ascend to the first-floor galleried landing. Doors lead to majority of rooms, completed with attractive flooring and useful under stairs cupboard.

### Lounge 16' 2" x 12' 7" (4.92m x 3.83m)

Located to the front aspect and delivering a high degree of privacy with feature walk in bay window, attractive central decorative fireplace with Adams style surround, cast iron inset and marble hearth. Completed with double doors opening into dining room.

### Dining Room 9' 3" x 11' 7" (2.82m x 3.53m)

A generous separate dining room, giving access to the breakfast kitchen, along with PVC french style doors opening to the conservatory.

### Conservatory 12' 4" x 10' 10" (3.76m x 3.30m)

A lovely place to sit and enjoy the garden, heated for all year-round use. Of half brick base construction with PVC double glazed windows over and french doors leading to the garden.

### Breakfast Kitchen 9' 3" x 14' 8" (2.82m x 4.47m)

A well-planned kitchen offering an array of matching modern cream coloured shaker wall, drawer and base units. Contrasting work surface flows round to supply ample preparation space and housing the inset single drainer sink unit with mixer tap ware. Integrated appliances include: Four ring gas hob with extractor fan over, double fan assisted electric oven and grill, built in larder style fridge and three drawer freezer, along with integrated dishwasher. Completed with attractive flooring, PVC double glazed window overlooking the rear garden and door to utility.

### Utility Room 5' 2" x 7' 11" (1.57m x 2.41m)

Double base unit, sits with contrasting work surface over housing the inset single drainer sink unit, leaving space for washing machine and dryer. Completed with wall mounted Worcester gas central heating boiler and half glazed PVC door to rear aspect.

### Study 6' 10" x 7' 11" (2.08m x 2.41m)

Completed with PVC double glazed window to side aspect and panelled radiator.

### Cloakroom/WC

A matching two-piece suite comprising: Hidden cistern low level WC and hand wash basin set-in built-in vanity unit, providing storage. Completed with continuation of attractive flooring.

### First Floor

#### Galleried Landing

An impressive landing area leading to all rooms, with twin PVC double glazed windows to the front aspect, access gained to the useful airing cupboard housing the hot water cylinder.

### Master Bedroom 10' 8" x 12' 7" (3.25m x 3.83m)

A spacious main bedroom located to the front aspect with twin PVC double glazed windows, doors to walk in wardrobe and en-suite. The wardrobe provides an extensive range of matching, fitted shelving, drawers and hanging rail space.

### En-Suite Shower Room

A smart three-piece suite comprising: Double width walk in shower unit with mains mixer shower, pedestal hand wash basin and low level WC, completed with chrome heated towel rail and PVC double glazed window to side aspect.

### Bedroom Two 9' 7" x 11' 0" To front of wardrobes (2.92m x 3.35m)

A further double bedroom located to the rear aspect with twin built in double wardrobes providing ample storage.

### Bedroom Three 9' 7" x 10' 11" To front of wardrobe (2.92m x 3.32m)

A third double bedroom located to the rear aspect with built in double wardrobe providing ample storage.

### Bedroom Four 13' 3" x 7' 4" (4.04m x 2.23m)

Located to the front aspect, is the fourth generous bedroom, with a walk-in box bay window to the front aspect.



### Family Bathroom

The matching white three piece suite comprises: Panelled bath with mixer tap ware and hand held shower attachment, hidden cistern low level WC and hand wash basin set in a fitted vanity unit providing extra storage. Completed with complimentary part tiled walls and panelled radiator.

### Externally

The property sits back in the generous plot, therefore providing extensive parking and a high degree of privacy. The front garden is mainly laid to lawn with a substantial driveway and turning area, boundary hedge and inset mature trees, the driveway leads to the attached double garage. The rear garden also delivers a good degree of privacy with paved patio areas perfect for summer dining. The rear garden is mainly laid to lawn with established flower beds surrounding the lawn,

### Double Garage

Twin up and over doors lead to the L-shaped double garage, with power and light along with courtesy door to rear aspect.



### Location

The approach to Cranage development is quite unique with open green spaces and mature tree lines. Open spaces in and around give the development a rural feel and includes a large central green, children's play area and football pitches; providing an idyllic location for family activities and dog walking. Cranage Village Hall provides an excellent community centre, whilst Cranage Hall Hotel offers excellent sports and leisure facilities; both close by. The easily accessed Dane Valley provides delightful country walking and leads through some of Cheshire's spectacular countryside. Schools are located in the nearby village of Holmes Chapel with two outstanding primary schools, both giving excellent results, and the comprehensive school with its highly-acclaimed Science Academy. For the commuter: Junction 18 on the M6 motorway network is located a short distance away on the edge of Holmes Chapel. Manchester International Airport is approx a 40-minute drive away. Rail travel from nearby Holmes Chapel train station provide links to the airport and Crewe main line station. Woodside golf club pay and play course with licensed club house and driving range is situated a few minutes' drive away.

### Tenant Information

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- Council Tax Band – G - Cheshire East
- Available Long-Term Minimum 12 months
- Available Un-Furnished
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- A Deposit of One months rent applies £2,200.00
- No Smokers





## Directions

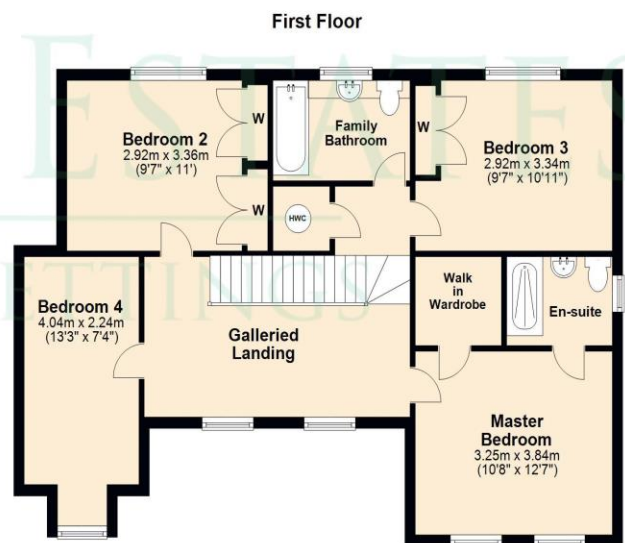
From our office: 16 The Square CW4 7AB, travel north on the A50 to the mini roundabouts, take the second exit sign posted Knutsford, continue along the A50 past The Vicarage Hotel on the right, take the next turning on the left, onto Needham Drive, continue along, taking the third turning on the right hand side onto Armistead Way, where the property can be found on the left hand side, easily identified by our Latham Estates To Let Sign.

(Sat Nav uses CW4 8FE)

Viewing strictly by appointment.



Ground Floor



Total area: approx. 178.2 sq. metres (1918.4 sq. feet)

This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.  
Plan produced using PlanUp.

**IMPORTANT NOTE TO TENANTS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.