



33 Northwich Road

C R A N A G E





Warm and welcoming

Tucked away on a mature plot in Cranage, just a few minutes from Holmes Chapel, this striking detached residence immediately welcomes you with its classic brick exterior, dark windows, stone cills and ample driveway parking. Set back from the road with mature planting and a neat frontage, the home strikes a perfect balance between character and comfort.





Hub of the home

Step inside and you're greeted by a generous entrance hall that sets the tone for the rest of the home - warm, light-filled, and finished to a high standard. To your left, the heart of the home lies in the open-plan kitchen and dining room, which runs down to the rear of the property and is ideal for both entertaining and everyday family life. A modern kitchen with integrated appliances and spacious dining area enjoys lovely views over the garden.

The space flows effortlessly into a spacious living room with a log burning stove. Whether it's a quiet morning coffee or a gathering with friends, this space is a showstopper.



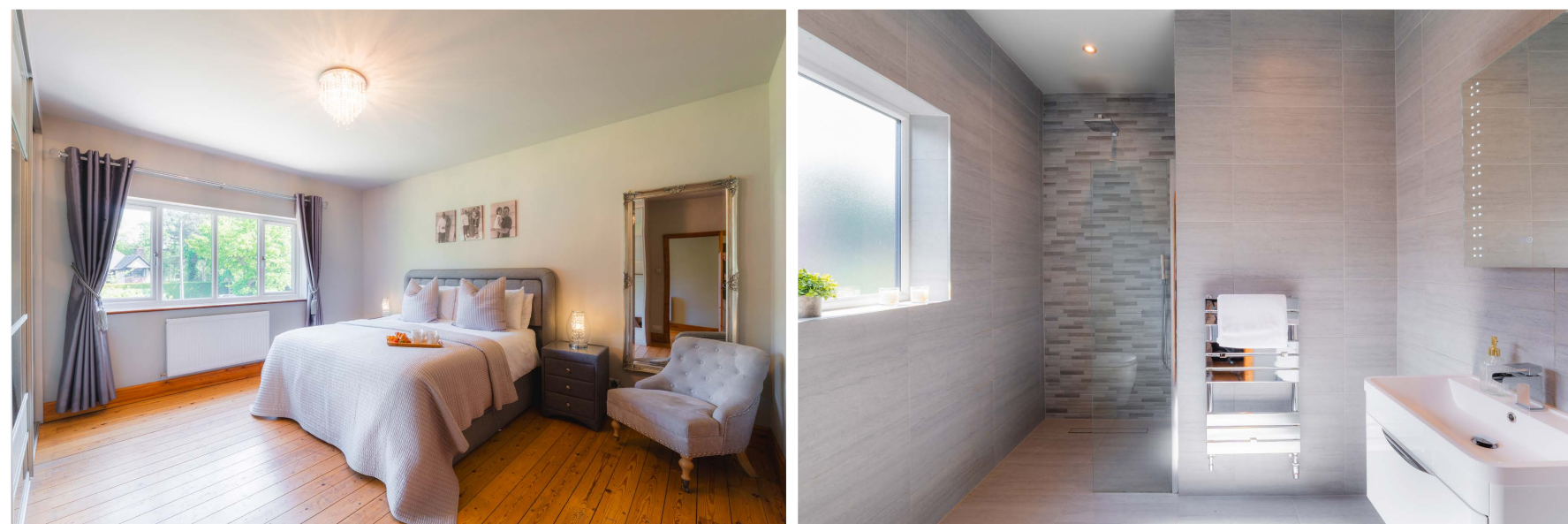


Comfortable spaces for work, rest, and play

Sitting at the front of the property off the hallway, the main living room exudes charm with its traditional fireplace and log-burning stove – perfect for cosy evenings in.

Just across the hall is a separate snug family room, offering a flexible space that could be used as a television room or playroom. There is also a perfect home office to the side. You'll also find a well-appointed WC and a handy utility room.

Sweet dreams



Upstairs on the first floor, four well-sized double bedrooms are all filled with natural light. The master bedroom enjoys lovely views over the garden and an en suite, bedroom two also features an en suite and has splendid views down the rear garden. A sleek family bathroom provides all the needs for a growing family and sits in between bedrooms three and four.

The first floor above the detached garage block houses an excellent loft-style room with dual-aspect windows and a quiet, tucked-away feel. It's ideal for teenagers, guests, or as a home office, offering flexibility as your family's needs evolve.



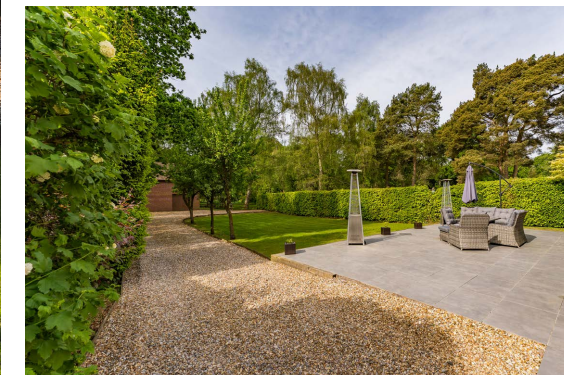


A garden to enjoy all year round

Step outside and you find a surprisingly large rear garden, beautifully maintained and perfectly private. A generous patio area flows directly from the house, making it a natural extension of the living space for dining or lounging during the warmer months. Beyond, a lush lawn stretches out with mature borders and enjoys views across a local protected woodland – a safe and secure place for children to play or for pets to roam.



At the front, there's ample off-road parking which leads down the side of the house to the garage at the end. The peaceful, semi-rural setting provides the best of both worlds – quiet countryside vibes yet within easy reach of local amenities in Holmes Chapel and Knutsford.





Out and about

Perfectly poised between peaceful woodland and charming Cheshire towns, 33 Northwich Road offers a rare opportunity to enjoy a relaxed, countryside lifestyle without compromising on connection or convenience. Set in a secluded yet accessible spot, this beautifully extended home is just minutes from the friendly village of Holmes Chapel, with its independent shops, artisan cafes, and welcoming pubs including The George and Dragon. Pop into the village for everyday essentials, meet friends for coffee, or enjoy a Sunday lunch just a stone's throw from your doorstep.

A little further afield, the historic town of Knutsford beckons. Lose yourself among cobbled streets and boutique shops, indulge in fine dining or brunch in one of its acclaimed eateries. If you enjoy walks, spend a day exploring the magnificent Tatton Park, with its deer-dotted parkland, landscaped gardens, and regular food and lifestyle events.

With mature woodland directly to the rear, life at 33 Northwich Road feels truly in tune with nature. From your own back gate, enjoy peaceful walks and seasonal birdsong, or venture further to local favourites like Swettenham Meadows Nature Reserve or Brereton Heath Country Park. For those with a love of the outdoors, the area is a haven of trails, trees, and tranquillity.

Families are well catered for, with highly regarded schools nearby including Holmes Chapel Comprehensive and Sixth Form College and Knutsford Academy. Commuters benefit from excellent transport links via the nearby M6, while Holmes Chapel station offers regular services to Manchester and Crewe.

Whether it's unwinding in your private garden overlooking protected woodland, or venturing into the vibrant local villages for a change of pace, 33 Northwich Road is perfectly placed to enjoy the very best of country and community life.



Groceries?

There are a selection of shops in Holmes Chapel or Knutsford



A walk?

The woodland on the doorstep or Shakerley Mere



A bite to eat?

The Dog in Over Peover



A pub?

The Three Greyhounds, Allostock



A day out with the family?

Chester or Manchester, easily accessible by train or car

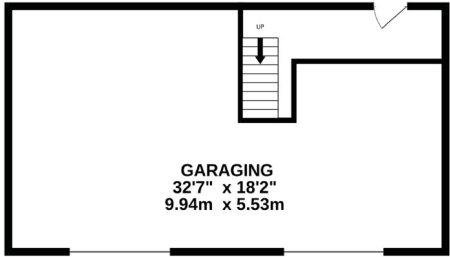
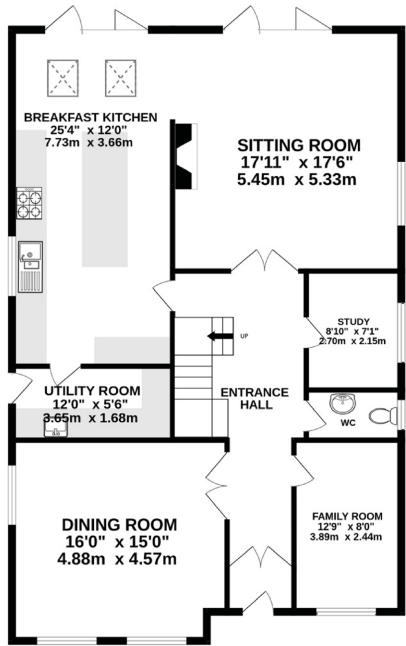


Schools?

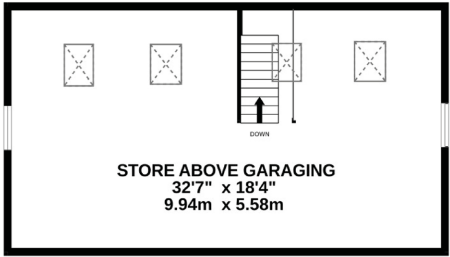
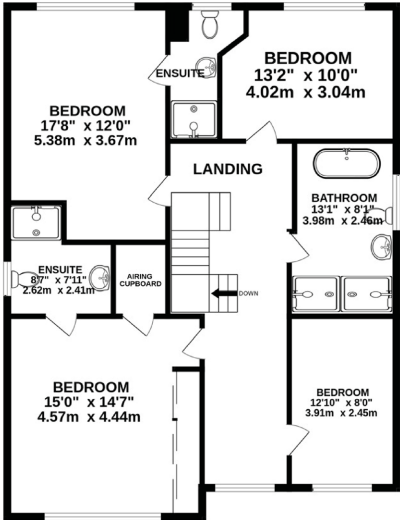
Holmes Chapel Comprehensive and Sixth Form College, Terra Nova School or Goostrey Primary School



GROUND FLOOR
1880 sq.ft. (174.7 sq.m.) approx.



1ST FLOOR
1668 sq.ft. (154.9 sq.m.) approx.



TOTAL FLOOR AREA: 3548 sq.ft. (327 sq.m.) approx.
EXCLUDING GARAGE: 2351 sq.ft. (220 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Sought-after location near Holmes Chapel and Knutsford
- Characterful detached home with countryside views
- 2351 square feet of internal living space
- Stylish dining kitchen opening into the living room and garden
- Cosy living room snug with log burner
- Utility room, downstairs WC and home office
- Four double bedrooms and three bathrooms
- Close to nearby amenities and transport/commuter links

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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