



Chatby House, 23 Northwich Road, Cranage, Crewe, CW4 8HL  
Offers In Excess Of £550,000

**BAKER  
WYNNE &  
WILSON**

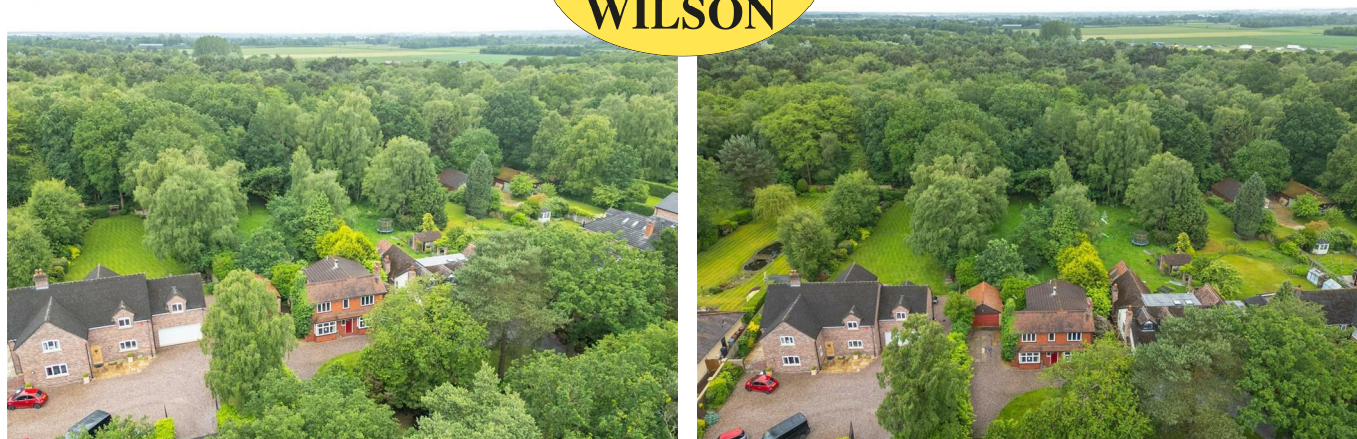
An attractive double fronted 1930's four-bedroom detached family residence with large gardens, grounds and woodland adjoining Warrington Common. Located in the charming and highly accessible Cheshire village of Cranage  
Total estimated area 2.19 acre.  
The house is suitable for modernisation, modification, and extension ( subject to any necessary consents )

### **DIRECTIONS TO CW4 8HL**

What3words /// dentistry.fraction.nipped

### **METHOD OF SALE - BY SALE BY INFORMAL TENDER**

Written offers (sealed bids) to be submitted to Baker Wynne and Wilson via email by Friday 19th July 2024 before 12.00 noon. Further details upon request. We need to take reasonable steps to find how you intend to pay for the property and ask that you state you have cash available to buy the property outright and you will also be asked to provide a written financial statement as proof. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract. Please contact the office if you require further details.



## GENERAL REMARKS

Comment by Mark Johnson FRICS at Baker Wynne and Wilson

Chatby House is ready to accept a full programme of improvements presenting a wonderful opportunity to combine 1930's character with modern contemporary living. Planning could therefore be sought to extend the existing family sized layout to create and add modern interactions such as a superb open plan kitchen/family/dining room with bi-fold doors opening out into the private rear garden that would have views towards your own woodland.

There is also a substantial detached garage to the side with potential to create ancillary accommodation (subject to obtaining the relevant planning consents) to be converted into an annex, air B&B, gym, or home office or be incorporated into the volume of the main house.

The distinctive selling feature must be the large 2.19-acre plot which includes the gated front driveway setting the residence back from the road behind a leafy screen and the garden with the expansive rear lawn and over 1.5 acres of beautiful woodland beyond.

In all a home ideal for a growing family to enjoy and make their own.



## OUT AND ABOUT

The property is in the charming Cheshire village of Cranage which is only a few minutes' drive from the town of Holmes Chapel which is served by several shops, supermarkets (including Aldi) restaurants and leisure services. Holmes Chapel also has a very well renowned secondary school, Holmes Chapel Comprehensive and two primary schools. For the commuter Holmes Chapel railway station lies on the main Crewe-Manchester Line, and there is access to Junction 18 of the M6.

## ACCOMMODATION

Please refer to the attached floorplan.

## ENTRANCE HALL

## SITTING ROOM

14'0" into bay x 11'5"

## LOUNGE

18'1" x 11'5"

## DINING ROOM

14'0" into bay x 11'11"

## KITCHEN

18'4" x 10'3" max

## UTILITY ROOM

10'0" x 8'0"

STAIRS LEADING FROM ENTRANCE HALL TO LANDING

## BEDROOM NO. 1

18'1" x 11'7"

## BEDROOM NO. 2

12'0" x 12'0"

## BEDROOM NO. 3

12'0" x 11'5"

## BEDROOM NO. 4

9'1" x 5'3"

## BATHROOM

12'6" x 8'5"

## SERVICES

Mains water, electricity and drainage. Oil fired central heating

Note - Mains gas is available locally (subject to conditions and costs)

## TENURE

Freehold.

## COUNCIL TAX

Band G.

## VIEWING

By appointment with joint selling agents

Baker Wynne and Wilson

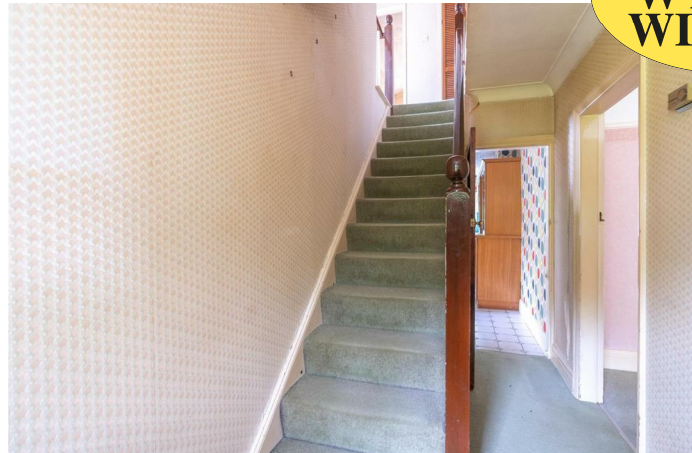
Tel: 01270 625214

## Mark Johnson FRICS

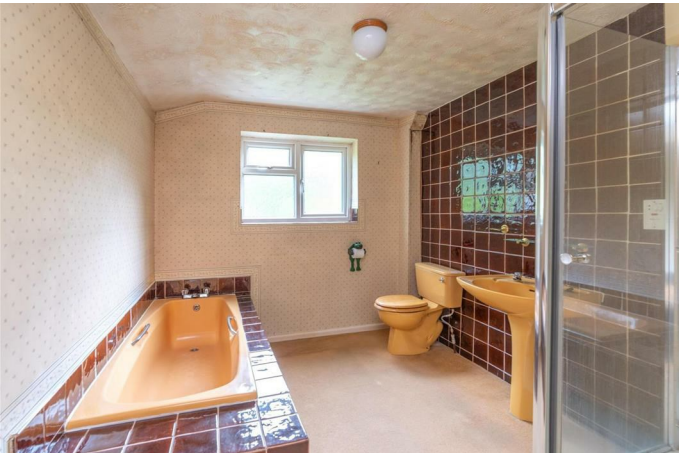
A Trusted experienced Estate Agent offering a bespoke individual service RICS registered valuer, delivering credible and high-quality reports Fellow of the Royal Institution of Chartered Surveyors

[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





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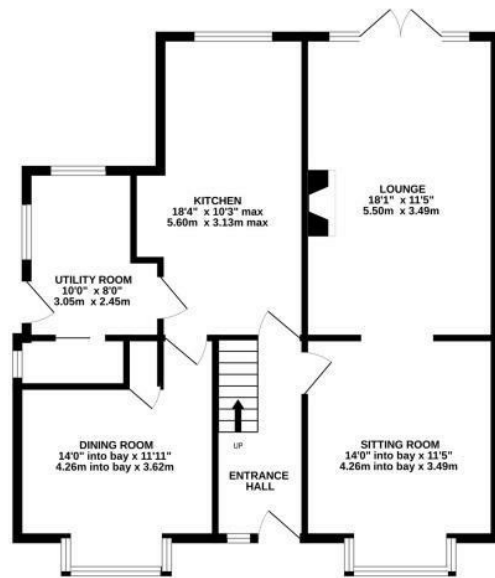




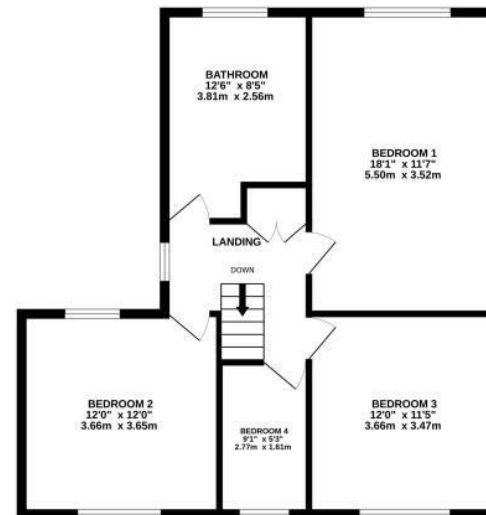
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

**GROUND FLOOR**  
805 sq.ft. (74.8 sq.m.) approx.



**1ST FLOOR**  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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