



**GASCOIGNE
HALMAN**

21 NEEDHAM DRIVE, CRANAGE

THE AREAS LEADING ESTATE AGENT

| 260,000

A superb opportunity to buy a modern extended three bedroom end terrace property in a cul-de-sac location on popular development which is offered for sale at a 20% discount under Cheshire East's Discounted Housing Scheme (you own 100% of the property, marketed at a 20% discount of the market value).

The beautifully presented accommodation is approached by steps to the front door which opens into hallway with cloakroom WC off and stairs to the first floor. Good size lounge with doorway through to the kitchen which is fitted with a range of units, built-in oven and hob, which then opens into the extended dining room/family area which has two sky lights and French doors out into the rear garden. A study completes the ground floor and could be turned into a utility room if preferred.

To the first floor there is a bright master bedroom with built-in double wardrobe, two further bedrooms (one currently being used as a dressing room) and modern family bathroom with white three piece suite.

Tandem driveway to the side of the property provides parking for two vehicles. Gate provides access to the enclosed private rear garden which has paved patio area with space for garden shed, steps up to a lawn and variety of shrubs.

Freehold property offered for sale at 20% below the market value under Cheshire East's Discounted Housing Scheme, must be viewed to be appreciated.

DIRECTIONS

CW4 8FB - Needham Drive, Cranage

LOCATION

Cranage is a small Parish located between the villages of Holmes Chapel and Knutsford which provide for most day to day shopping requirements. The latter of which has many historical associations including the famous Tatton Park Country Estate. Close by there are some beautiful country walks and whilst on the fringe of Cheshire's open countryside, the property is by no means isolated and within easy reach of the North West motorway network and Manchester International Airport. There are rail stations at both Holmes Chapel and Knutsford which provide a regular commuter service to most commercial centres. For the sports person there are leisure centres in Knutsford and Holmes Chapel and at the private leisure complex at Cranage Hall. There are also a number of notable golf courses within easy reach. The area is well known for its excellent educational facilities and there are several good schools close by to suit children of most ages.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band C

EPC

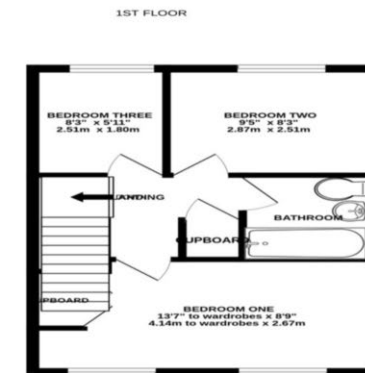
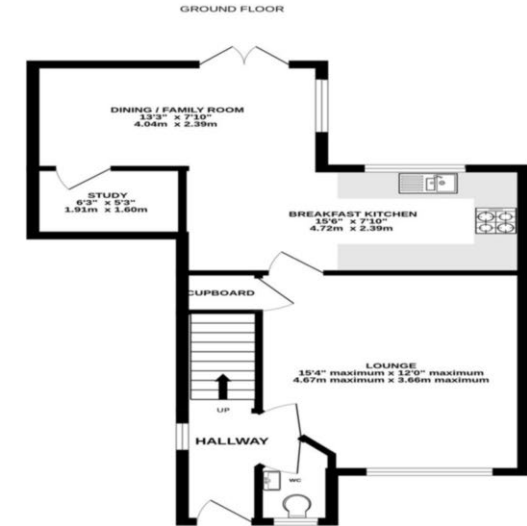
EPC Rating C

VIEWING

Viewing strictly by appointment through the Agents

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections



Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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