



**GASCOIGNE
HALMAN**

WOODSIDE HOUSE, KNUTSFORD ROAD, CRANAGE

THE AREAS LEADING ESTATE AGENT



WOODSIDE HOUSE, KNUTSFORD ROAD, CRANAGE

Offers in excess of £525,000

A beautiful and substantial detached home set back off Knutsford Road with three double bedrooms, two bathrooms (one being En-suite) along with three reception rooms and an impressive garden room overlooking the rear garden.

This stunning home offers space, flexible and versatile living accommodation along with charm and character.

The spacious ground floor accommodation boasts three different reception rooms, currently used as a living room, sitting room and a dining room which then opens to the kitchen. The kitchen is fitted with a range of units inkeeping with the character of this home, the kitchen also opens directly onto the large garden room. Off the garden room there is a very useful pantry/storage cupboard, downstairs WC and a utility room with space for appliances.

To the first floor there are three double bedrooms, the main bedroom having a dressing area and en-suite shower room, the family bathroom is fitted with a four piece suite.

Externally the plot is equally as spacious, with ample off road parking in front of and behind the large timber gates, which also lead to the detached garage. An Indian Stone paved patio area caters for alfresco dining, while the remainder of the garden is mainly laid to lawn with a good selection of mature shrubs, trees and plants to offer an array of colour throughout the year.

A freehold detached home offering space and flexibility





DIRECTIONS

CW4 8HJ - Knutsford Road, 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

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

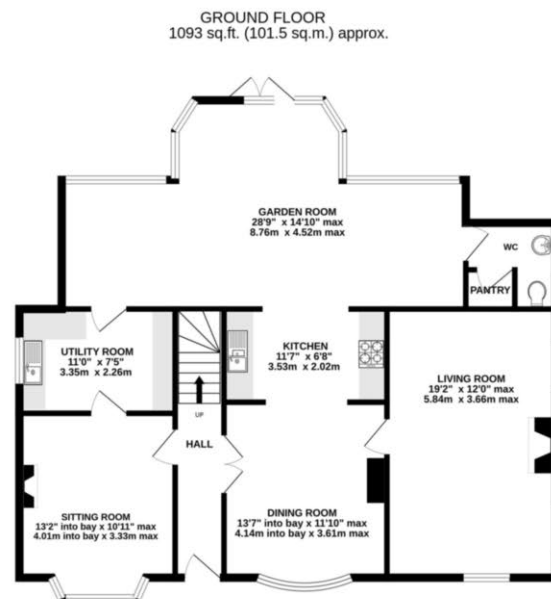
Cheshire East council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating D



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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