



**GASCOIGNE
HALMAN**

67 NEEDHAM DRIVE, CRANAGE

THE AREAS LEADING ESTATE AGENT

| £196,000

A fantastic opportunity to purchase a two bedroom semi-detached home with plenty of parking, delightful rear garden, under Cheshire East discounted housing scheme. 100% ownership with a 20% discount.

Cheshire East's discounted housing scheme is an ideal opportunity for a buyer to step onto the property ladder - 100% ownership on a freehold property, purchased for 80% of its value.

The asking price represents the 80% value.

This spacious home has a living room to the front along with a kitchen diner overlooking the rear garden. The kitchen has space for appliances, while a door from the dining area lead to the rear garden.

To the first floor there are two generous bedrooms, the main bedroom with built in wardrobes while the bathroom itself, is fitted with a three piece suite.

A parking space to the front provides off road parking for one vehicle, while a separate driveway opposite provides further parking.

The rear garden is mainly laid to lawn with fence boundaries, gated access down the side to the front, a timber garden shed all offering a great degree of privacy.

A freehold property within an ideal location.

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

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 C

ENERGY PERFORMANCE RATING

EPC Rating C

VIEWING

Viewing strictly by appointment through the Agents.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**



TOTAL FLOOR AREA: 575 sq ft (53.4 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.