



**GASCOIGNE
HALMAN**

SHERBROOK, KNUTSFORD ROAD, CRANAGE

THE AREAS LEADING ESTATE AGENT



SHERBROOK, KNUTSFORD ROAD, CRANAGE

£650,000

An immaculately presented three double bedroom detached home set back off Knutsford Road down a long driveway providing ample off road parking.

This particular property offers ready to walk into accommodation throughout, immaculately presented with bright and neutral decor.

Approached via a long tarmac driveway which can provide off road parking for several vehicles, the spacious home comprises of two reception rooms, both with bay windows, one is currently used as a living room, the other as a dining room, both rooms open onto the large hallway with its turning staircase to the first floor and under stairs storage cupboard. The kitchen is fitted with handmade, in-frame solid units with a complementing work surface and integrated appliances including an oven, microwave oven, warming drawer, fridge freezer and dishwasher.

Just off the kitchen, the utility room has space for two appliances along with external access to the driveway, while off the utility room is a very handy downstairs wetroom.

To the first floor, all three double bedrooms are accessed off the spacious landing along with the three piece white bathroom which has a 'P' shape bath.





Externally, the large garden to the front is mainly laid to lawn with a good degree of mature shrubs, a hedge to the side frames the driveway which leads to the rear. The rear garden has been created to be low maintenance with a turning point for the driveway, raised paved patio, Indian Stone patio and a lawned garden which leads to the hexagonal summer house. The planted area of the garden could be made larger if required by any incoming buyer, by reducing the parking if required. An additional outbuilding attached to the rear of the house currently has plumbing, this external room would make an ideal home office if required or just great storage.

A freehold property which offers easy access to both Holmes Chapel and Knutsford

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

LOCAL AUTHORITY

Cheshire East Council Tax Band F

ENERGY PERFORMANCE RATING

D

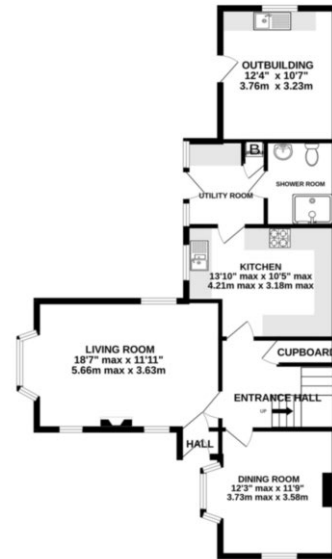
SERVICES (NOT TESTED)

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

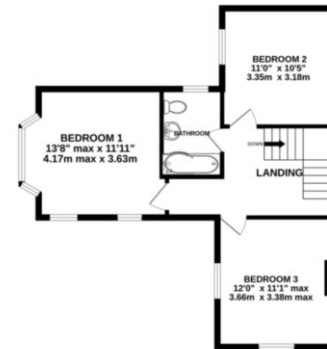
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Blueprints (2020)

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