



**GASCOIGNE
HALMAN**

22 BYLEY LANE, CRANAGE

THE AREAS LEADING ESTATE AGENT

| £340,000

With an enviable setting appreciating views over an open green to the front and Cheshire Farmland to the rear, a neutrally presented three bedroom semi-detached home with two reception rooms and a modern kitchen.

DESCRIPTION

Offered for sale with no upward chain, a well presented three bedroom home. This particular location is extremely popular being just on the edge of Holmes Chapel yet a short drive to Holmes Chapel, Goostrey or Knutsford Town Centre.

Offering bright and airy accommodation throughout, the property comprises of two reception rooms off the hallway - a dining room with bay window and a living room with feature fireplace. The modern kitchen to the rear, is fitted with a range of units along with a contrasting work surface over, while the utility area is sectioned to one side of the kitchen and provides space for two appliances.

A turning staircase leads to the first floor where there are three generous bedrooms along with a modern white three piece bathroom.

The property is approached via a pedestrian picket fence to the front, to a pathway which leads down the side of the house to the rear garden which is mainly laid to lawn with fence and hedge boundaries overlooking fields to the rear.

A popular location for this freehold property with no chain

DIRECTIONS

CW4 8EL - Byley Lane, 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

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating D

HOLMES CHAPEL OFFICE

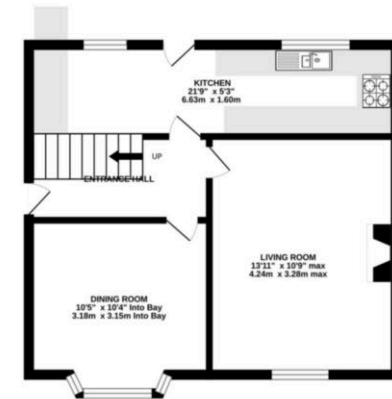
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**GASCOIGNE
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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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