



**GASCOIGNE
HALMAN**

10 CARVER AVENUE, CRANAGE

THE AREAS LEADING ESTATE AGENT

| £325,000

With an enviable setting appreciating views over Cheshire Farmland to the rear, an enhanced three bedroom semi-detached home with living room and a modern open plan kitchen diner

DESCRIPTION

This three bedroom semi detached home enjoys a rural setting with open views across Cheshire farmland to the rear. Tastefully updated by the current owners, the property combines modern living with a countryside charm.

The accommodation includes a separate living room and a stylish open plan kitchen diner, designed for both everyday living and entertaining. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor space.

Upstairs, the property offers three well portioned bedrooms served by a white contemporary three piece bathroom suite.

Externally, the home benefits from a generous south west facing rear garden, featuring a pergola and raised decked area. Additional highlights include ample off road parking and a useful outbuilding.

A superb opportunity to acquire this home in a desirable countryside location while remaining within easy reach of local amenities

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.

DIRECTIONS

CW4 8ET- Carver Avenue, Cranage

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band C

ENERGY PERFORMANCE RATING

D

SERVICES (NOT TESTED)

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

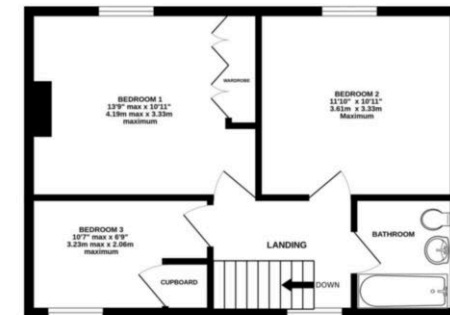
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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