

7 Needham Drive
Cranege



Andrew J Nowell
& Company



7 Needham Drive, Cranage, CW4 8FB

A four-bedroom detached family home on this popular development on the outskirts of Holmes Chapel.

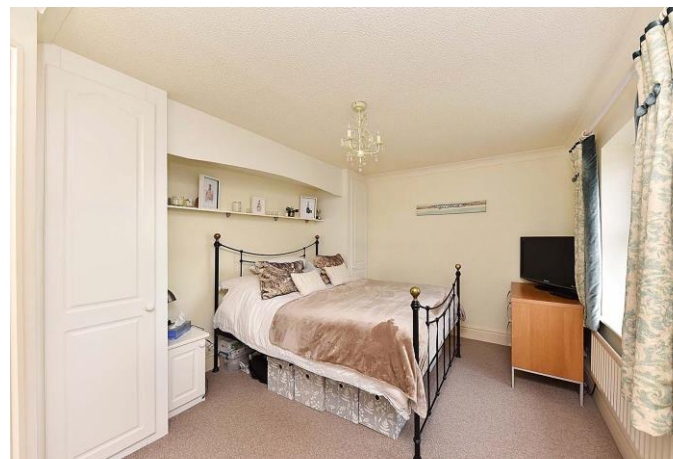
- Four Bedrooms
- Double Garage
- No Onward Chain
- Private Position

7 Needham Drive is a well-proportioned detached family home which offers spacious accommodation throughout with great potential for an incoming purchaser to add their own style to the property.

On the ground floor is the entrance hall, with cloakroom WC off and understairs storage, double doors open through to the dining room, there is a large dual aspect lounge with central fireplace and access to the conservatory. The breakfast kitchen has shaker style units and integrated appliances and there is a utility room off with a door to the rear garden.

Upstairs the principal bedroom has built in wardrobes and an en-suite shower room, there are three further double bedrooms and the family bathroom.

Externally the property is approached via a driveway leading to the detached double garage offering ample off-road parking. There are good sized gardens to the front and rear, both enjoy a good degree of privacy with hedged borders and mature trees.





The village of Cranage is a rural parish located close to the larger village of Holmes Chapel and within a short drive from the shopping centres of Knutsford & Northwich. Cranage Hall which is within walking distance boasts a members leisure club and gym and there is a village hall close by that serves an active community.

Holmes Chapel offers a variety of shops, with some thriving independent businesses and national chain stores including an Aldi Supermarket. There are a number of good pubs and restaurants and excellent schools for all age groups including a well regarded High School. There is a train station within the village that is located on the Manchester to Crewe line which gets direct to Piccadilly station in around 48 minutes and the Crewe hub in under 15 minutes.



Important Information

What 3 Words – [///before.rave.zoom](http://before.rave.zoom)

Council Tax – F

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Low risk of flooding

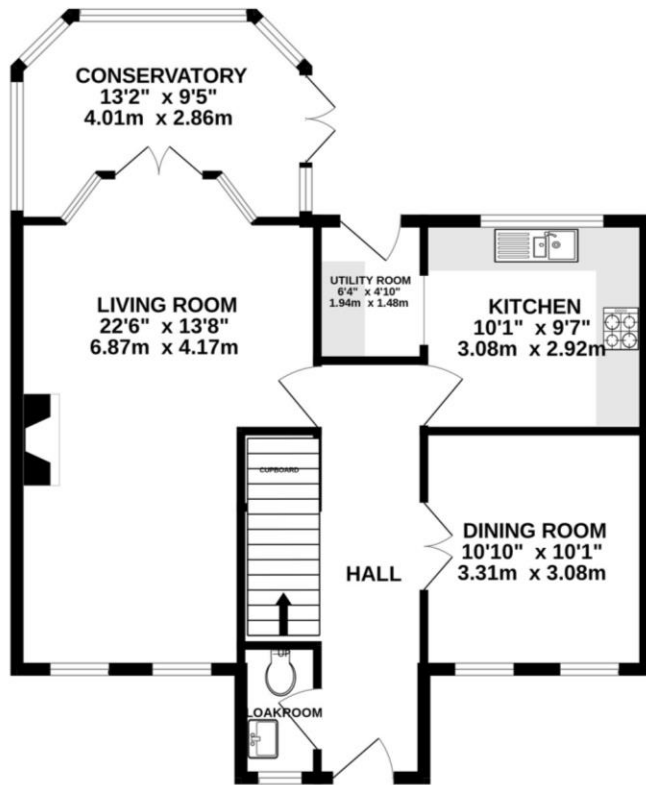
Broadband**: Ultrafast broadband available at the property.

Mobile Coverage**: Mobile coverage with main providers (EE, O2, & Vodafone) Limited coverage indoors.

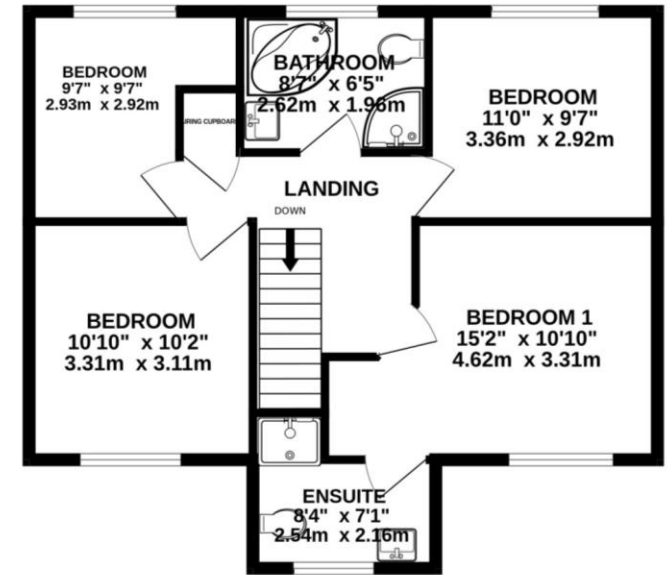
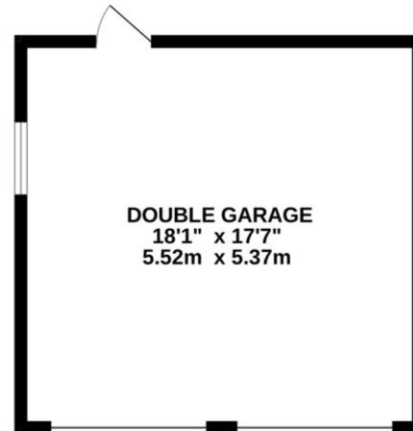
* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.

TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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