







# 11 Northwich Road

## Cranage

An extended and refurbished detached family house, in all about 3700 square feet, boasting spacious accommodation throughout and even a separate annex/outbuilding, situated in a popular and sought after semi rural location between Knutsford and Holmes Chapel.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

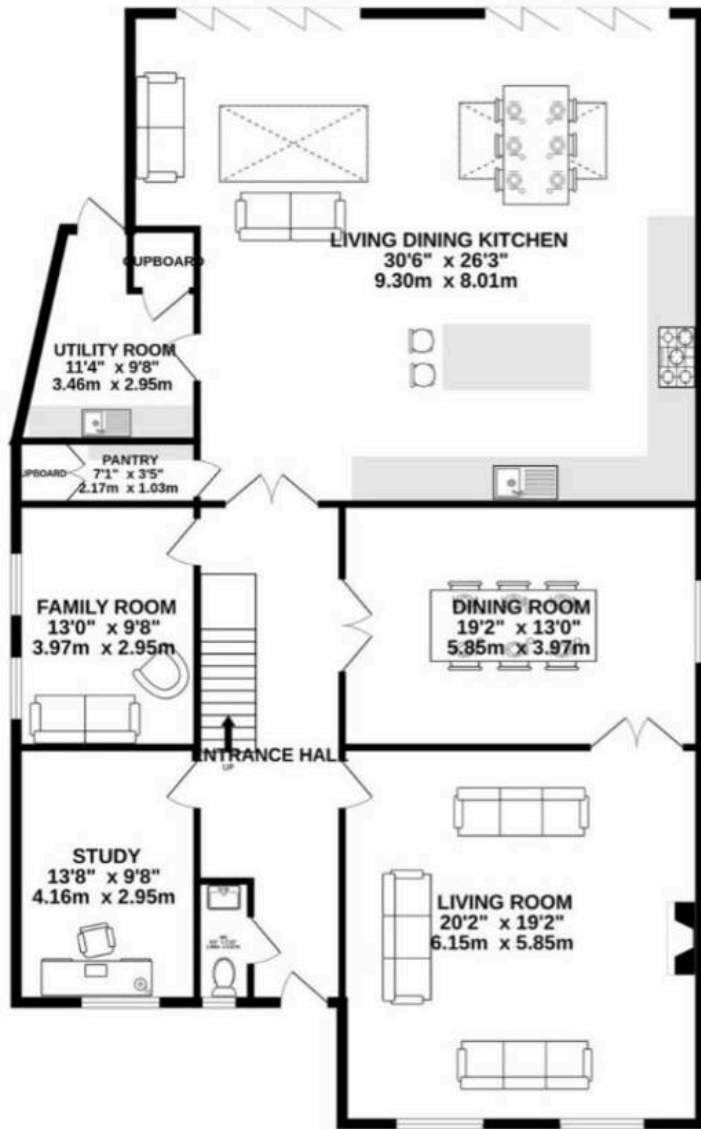
- Spacious, extended and refurbished detached house with large garden and annex
- Five bedrooms, four bathrooms and four reception rooms, all about nearly 3700 square feet
- Sought after semi rural location between Knutsford and Holmes Chapel
- Gated driveway, large sun terrace, detached annex/office and long lawned gardens



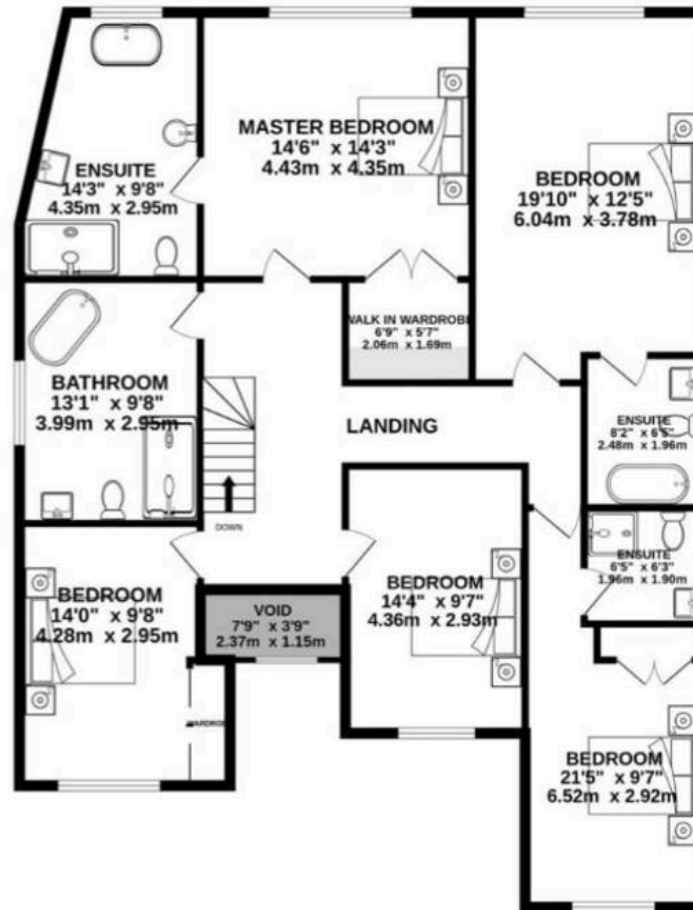




GROUND FLOOR  
1973 sq.ft. (183.3 sq.m.) approx.



1ST FLOOR  
1495 sq.ft. (138.1 sq.m.) approx.



ANNEX/OFFICE  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 3681 sq.ft. (342.0 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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