



**GASCOIGNE  
HALMAN**

9 NEEDHAM DRIVE, CRANAGE

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THE AREAS LEADING ESTATE AGENT





## 9 NEEDHAM DRIVE, CRANAGE

**£615,000**

Set within a generous garden plot, a fantastic four double bedroom detached family home, with an enclosed rear garden, ample parking and potential to extend if required (subject to relevant consents)

This particular development in Cranage is an extremely sought after location being just on the edge of Holmes Chapel.

A wonderful family home which is set in such a generous plot with a large frontage which could be screened for privacy if desired.

The property itself has been owned by the current occupier for a number of years and has been extremely well cared for over the years. A porchway to the front provides an ideal place for shoe storage, opening to the large welcoming reception hallway, off which is an ever useful downstairs WC.

There are two reception rooms - a dual aspect living room with doors opening to the garden along with a dining room which would also make an ideal home office or play room.

Overlooking the rear garden is a kitchen diner with doors onto the garden, off this room is a utility room with space for appliances and access to the side pathway.

The turning staircase leads to the first floor where there are four double bedrooms, two of which have a range of built in wardrobes while bedroom four is currently being used as an office. The master bedroom benefits from a three piece modern en-suite shower room while the large family bathroom is currently fitted with a three piece white suite.





As mentioned, the plot of this property is quite impressive, with a large lawned frontage, tarmac driveway to the side providing off road parking along with double gates revealing further parking in front of the detached double garage. The remainder of the garden is laid to lawn with an abundance of mature shrubs and trees all designed to offer a great degree of privacy throughout the year, with fence boundaries, a paved patio area and a pathway leading to the bottom end of the garden and a summer house.

A freehold property which must be viewed to be appreciated

### **DIRECTIONS**

CW4 8FB - Needham Drive, 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

### **ENERGY PERFORMANCE RATING**

C

### **LOCAL AUTHORITY**

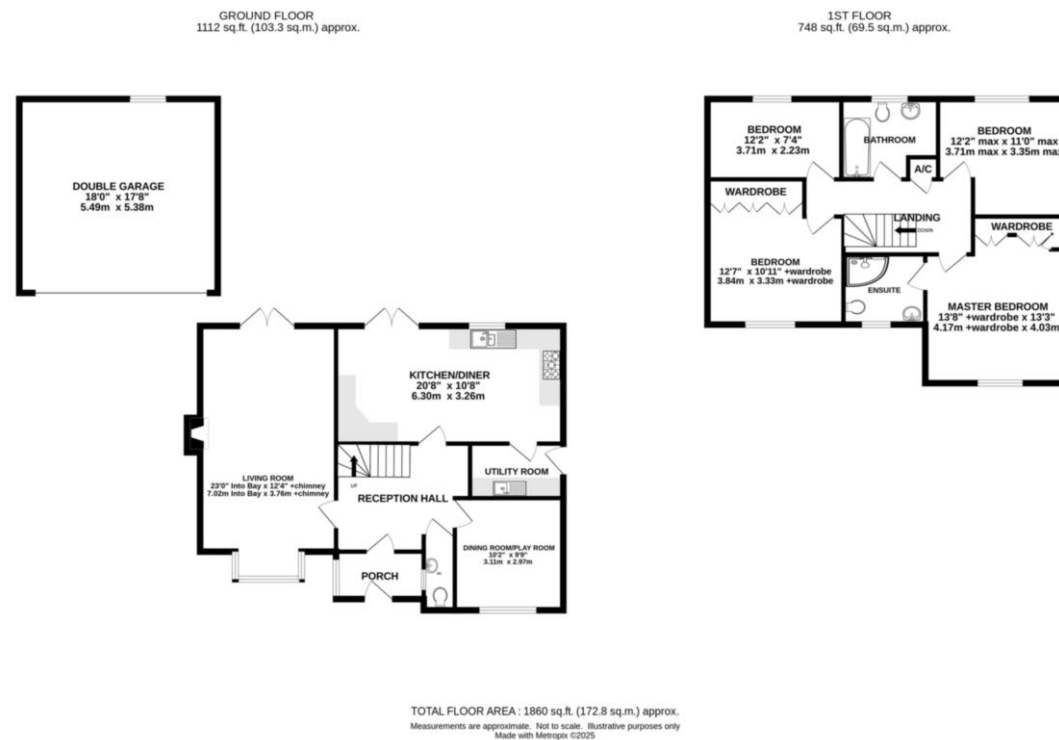
Cheshire East, council tax band G

### **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.



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## HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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