



9 Nether Lea, Cranage, CW4 8HX

£625,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



9 Nether Lea

Cranage

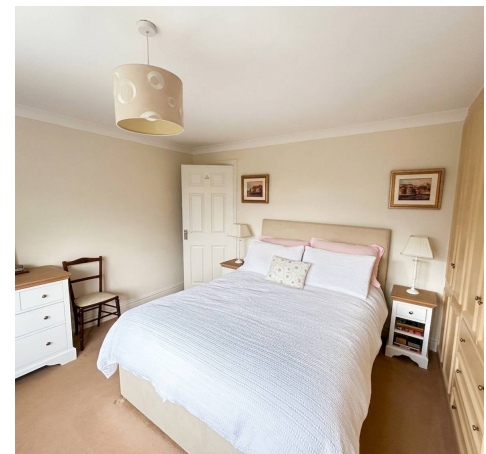
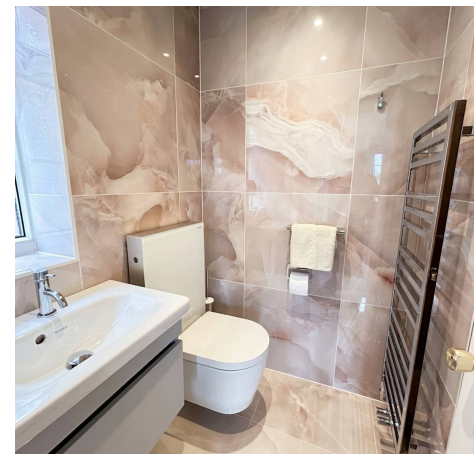
This beautifully presented four bedroom detached house offers spacious and modern accommodation, ideally situated in the highly sought after and picturesque Cheshire village of Goostrey. The property is freehold and has been thoughtfully updated to provide a bright and airy living environment throughout.

Council Tax band: F

EPC Rating:

Tenure: Freehold

- A beautifully presented detached family residence in the sought after picturesque Cheshire village of Goostrey
- A freehold property with modern, bright and airy accommodation throughout
- Large welcoming reception hall with downstairs WC, storage cupboard, and turning staircase to the first floor
- Two reception rooms overlooking the rear garden - dining and living room, with the living room having a large bay window
- Kitchen diner which has been extended to give internal access to the garage and garden and provide a utility area
- Four first floor bedrooms, two of which have built in wardrobes
- Refitted bathroom and en-suite with elegant tiled walls and flooring
- Driveway to the front providing ample off road parking, double garage with electric roll up door
- Enclosed rear garden with hedge and fence boundaries offering a great degree of privacy
- Rear garden is stocked with mature shrubs and bushes
- No upward chain



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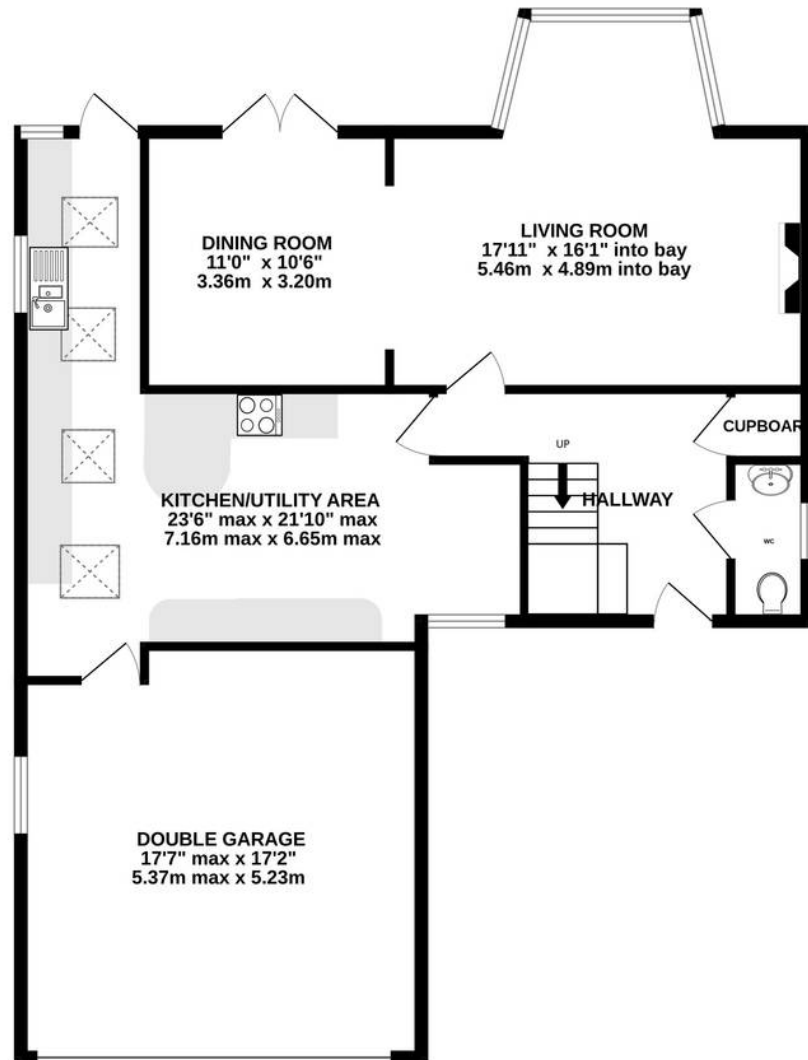
Cranage

Upon entering, you are greeted by a large and welcoming reception hall that features a convenient downstairs WC, a storage cupboard, and a turning staircase leading to the first floor. The ground floor boasts two versatile reception rooms, both overlooking the rear garden. The dining room provides an elegant setting for entertaining, while the living room benefits from a large bay window that fills the space with natural light. The extended kitchen diner is a true hub of the home, offering ample space for family meals, a utility area, and internal access to both the garage and the garden. Upstairs, there are four well-proportioned bedrooms, two of which include built in wardrobes for additional storage. The refitted family bathroom and en-suite are finished with stylish tiled walls and flooring, creating a contemporary and relaxing atmosphere. The property is offered with no upward chain, ensuring a smooth and straightforward purchase.

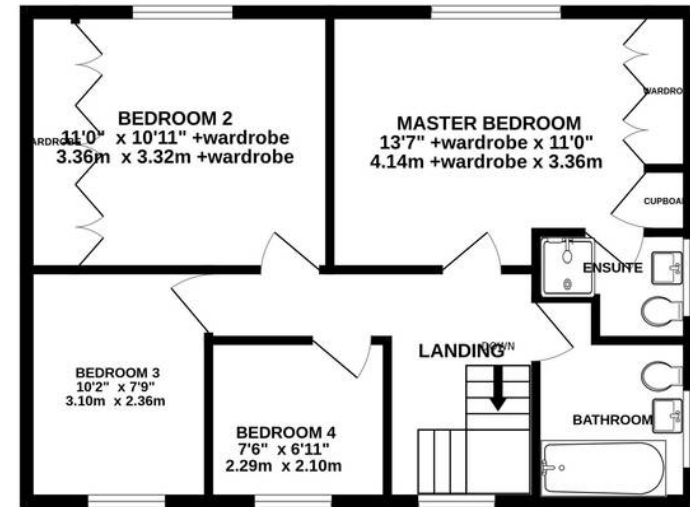
The outside space of this property is equally impressive. To the front, a generous driveway provides ample off road parking and leads to a double garage with an electric roll up door, offering secure storage and convenience. The enclosed rear garden is a particular highlight, featuring mature shrubs and bushes that create a lush and established backdrop. Hedge and fence boundaries ensure a great degree of privacy, making this space perfect for relaxing or entertaining outdoors. The garden is well maintained and offers plenty of room for children to play or for keen gardeners to enjoy. With its combination of attractive landscaping, privacy, and practicality, the outside space truly complements the standard of accommodation found inside the home. This property offers an exceptional opportunity to acquire a family residence in a desirable village location.



GROUND FLOOR
1066 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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