



**GASCOIGNE  
HALMAN**

Northgate, Knutsford Road, Cranage  
**£575,000**

THE AREA'S LEADING ESTATE AGENCY



Stunning 3-Bed Semi-Detached Home, large Plot, immaculate Finish in a semi-Rural Setting

## Property details

- Immaculately presented three-bedroom semi-detached home
- Generous plot in a sought-after semi-rural location
- Finished to a high specification throughout
- Stylish living room open to dining area and modern kitchen
- Separate utility area with ample storage and sink
- Contemporary ground floor wet room
- Stunning conservatory with garden access
- Three well-proportioned bedrooms with built-in storage
- Elegant white three-piece family bathroom
- Large private rear garden with multiple paved seating areas, additional side paved area with storage shed



## About this property

Nestled down a private lane in a desirable semi-rural location, this immaculately presented three-bedroom home offers an exceptional standard of living, combining stylish interiors with generous outdoor space, all within easy reach of local amenities.

The property's location is particularly desirable, with Cranage Hall just a stone's throw away, offering access to a range of leisure facilities. Families will also appreciate the nearby children's outdoor play area and gym.

Finished to a high specification throughout, the property welcomes you with a spacious and elegant entrance hall, setting the tone for the light-filled and beautifully maintained accommodation beyond. The main living area space is both sophisticated and versatile, featuring a bright living room with seamless opening into a dining area, perfectly suited for modern family living and entertaining.

The contemporary kitchen has been thoughtfully designed, complemented by a separate utility area offering excellent storage and practicality. A sleek ground floor wet room adds a touch of luxury and convenience.

To the rear, a stunning conservatory provides an additional reception space, flooded with natural light and offering direct access to the impressive private garden creating an ideal indoor-outdoor lifestyle.

Upstairs, three well-proportioned bedrooms each benefit from built-in storage, while the accommodation is completed by a beautifully appointed, contemporary white three-piece bathroom finished to a high standard.

Externally, the property truly excels. The substantial rear garden is predominantly laid to lawn and enhanced by multiple paved seating areas, ideal for relaxing or entertaining. A further paved area to the side includes a useful storage shed.

To the front, the property offers ample off-road parking in addition to a garage.

This outstanding home perfectly balances luxury, space, and location, making it an ideal choice for families or those seeking a refined lifestyle in a peaceful yet convenient setting.

Early viewing is highly recommended.













## **DIRECTIONS**

CW4 8EQ

## **COUNCIL TAX BAND**

D

## **TENURE**

Freehold

## **SERVICES (NOT TESTED)**

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

## **LOCAL AUTHORITY**

Cheshire East BC

## **VIEWING**

Viewing strictly by appointment.

## **EFFICIENCY RATING**

D

## **PRIMARY SOURCE OF HEATING**

Gas fired hot water radiators

## **PRIMARY ARRANGEMENT FOR SEWERAGE**

Mains Supply

## **PRIMARY SOURCE OF ELECTRICITY**

Mains Supply

## **PRIMARY SOURCE OF WATER**

Mains Supply

## **BROADBAND CONNECTION**

None

## **ANY EASEMENTS, SERVITUDES OR WAYLEAVES?**

No

## **ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY**

No

## **THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?**

No

## **SOURCES OF FLOODING**

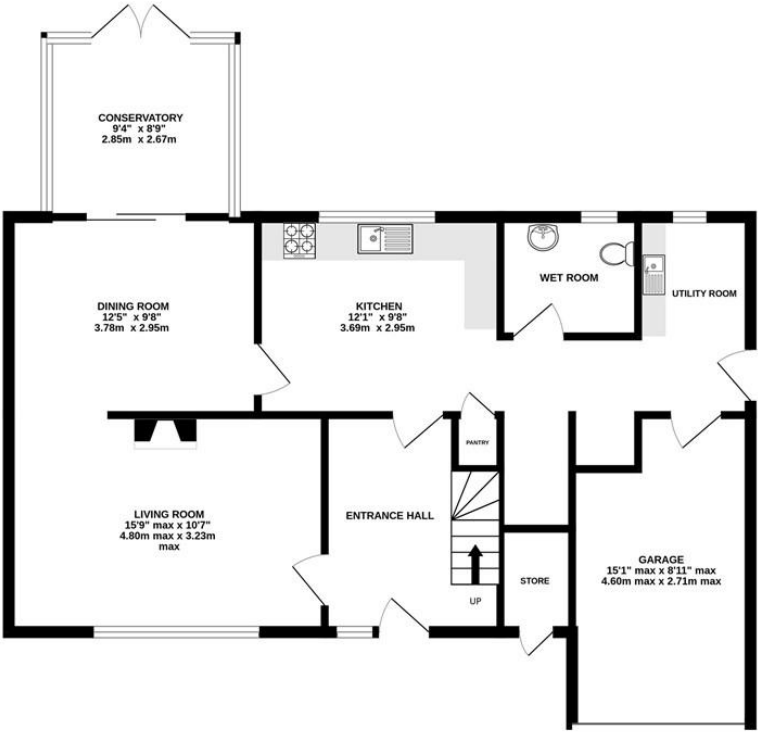
N/A

## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

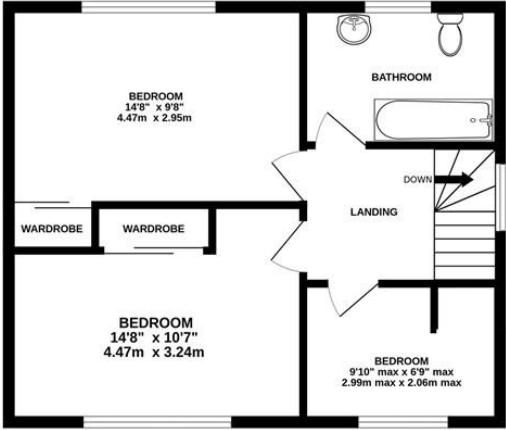
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY

01477 417000 [holmeschapel@gascoignehalman.co.uk](mailto:holmeschapel@gascoignehalman.co.uk)  
14 The Square, Holmes Chapel, Cheshire, CW4 7AB