



**GASCOIGNE  
HALMAN**

23 NEEDHAM DRIVE, CRANAGE

THE AREAS LEADING ESTATE AGENT

£ 256,000

A stunning and immaculately presented three bedroom semi-detached home offered for sale under Cheshire East's discounted housing scheme.

This beautiful home offers ready to walk into accommodation throughout. Having been enhanced by the current owners including a new kitchen and bathroom, the property comprises of a downstairs WC off the hallway, with modern paneling to the walls, the living room overlooks the front garden while the kitchen diner with its modern units, has integrated appliances along with quartz worksurfaces, while the dining area has French doors opening to the rear garden.

To the first floor there are three bedrooms, the main bedroom has the benefit of a large double wardrobe, while the refitted bathroom has a three piece modern white suite with marble effect tiling to the walls and floor.

Externally, the driveway to the side provides off road parking, gated access opens to the rear garden where there is plenty of space for bin storage or childrens toys, two paved patio areas, tiered lawned garden with raised sleeper beds and a space for a garden shed.

Cheshire East affordable discounted scheme enables a buyer to own 100% of the property, yet only paying 80% of its value. A freehold property in a sought after location enabling a buyer to get onto the property ladder.

#### LOCATION

Crnage 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 Crnage 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

#### LOCAL AUTHORITY

Cheshire East council tax band C

#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

EPC rating D

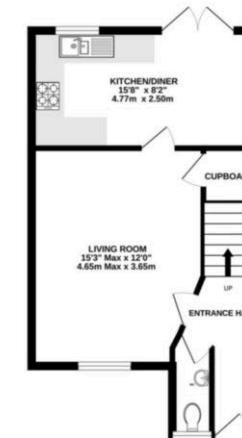
#### SERVICES (NOT TESTED)

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

#### DIRECTIONS

CW4 8FB - Needham Drive, Crnage

GROUND FLOOR  
394 sq ft. (36.6 sq.m.) approx.



1ST FLOOR  
361 sq ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq ft. (70.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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