



16 Byley Lane, Cranage

£385,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



16 Byley Lane

Cranage, Crewe

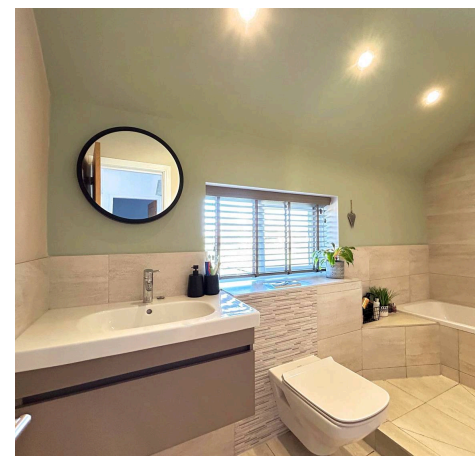
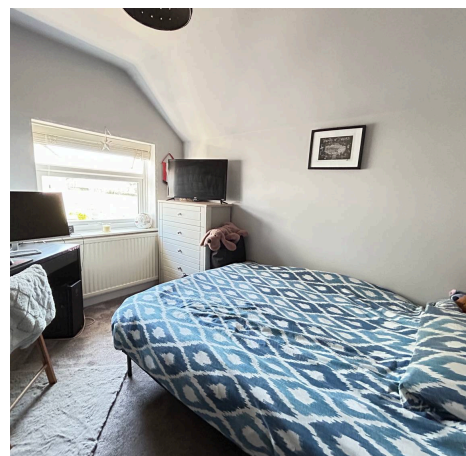
Stylish extended 3-bed semi in semi-rural Cheshire with open farmland views, spacious living kitchen, modern bathroom, off-road parking with EV charger, and easy access to amenities and transport. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Located within a popular Semi-rural location
- Far reaching views over Cheshire farmland to the rear
- An extended home to create a through lounge diner along with a living dining kitchen to the rear
- Downstairs WC which also incorporates a utility area
- Three double bedrooms - the main bedroom having a range of built in wardrobes
- Four piece modern family bathroom
- Delightful well stocked rear garden and ample off road parking with EV charger



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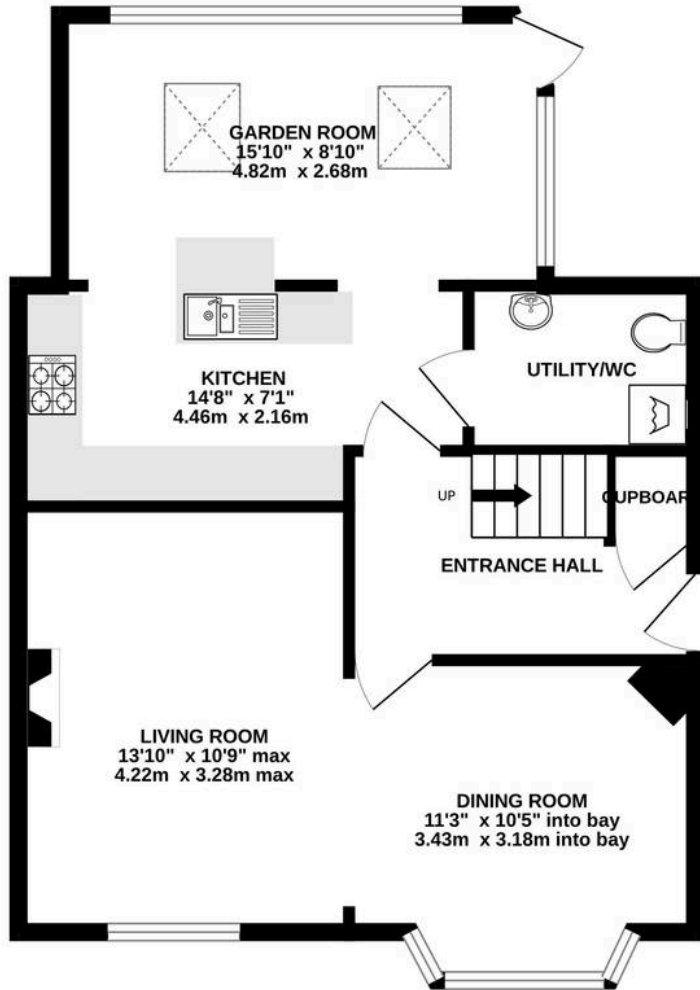
Cranage

This beautifully presented semi-detached residence offers an exceptional opportunity to acquire a stylish and spacious home in a desirable semi-rural location, boasting captivating views over open Cheshire farmland to the rear. The property has been thoughtfully extended to create a stunning living dining kitchen, designed to be the heart of the home and enjoying a wonderful outlook towards the rear garden and beyond. The ground floor accommodation comprises a welcoming entrance hall, a light-filled through lounge diner with log burning stove, providing versatile space for both relaxation and entertaining, and a contemporary downstairs WC which cleverly incorporates a utility area for added convenience. The living dining kitchen is fitted with modern cabinetry, complemented by ample space for both dining and informal seating, making it ideal for family life or hosting guests. Upstairs, there are three generously proportioned double bedrooms, each offering comfortable accommodation with plenty of natural light, alongside a modern family bathroom featuring quality fixtures and stylish tiling. The property benefits from off-road parking to the front, including an EV charger for electric vehicles, ensuring practicality for modern living. Immaculately maintained throughout, this home combines classic charm with contemporary finishes, all set in a tranquil location that provides a real sense of escape while remaining within easy reach of local amenities, reputable schools, and excellent transport links. With its thoughtful layout, high standard of presentation, and breathtaking countryside views, this property is perfectly suited to families and professionals seeking a blend of rural serenity and modern convenience. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

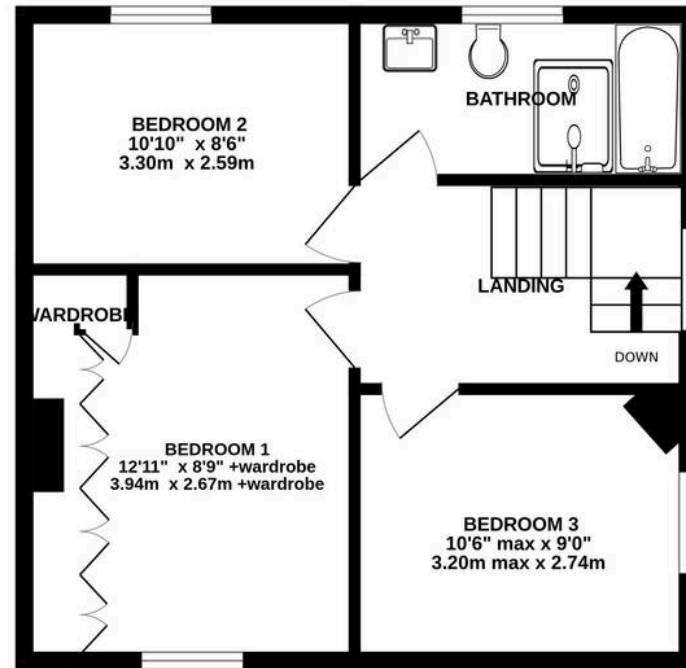
Cranage is a small Parish located between the villages of Holmes Chapel and Knutsford which provide for most day to day shopping requirements. The latter of which has a variety of shops and services.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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