

The Crossings

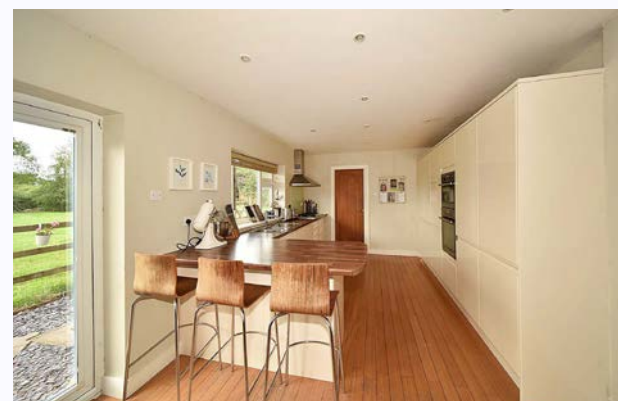
Moss Lane, Cranage/Byley border



A well-presented three bedroom and three bathroom semi-detached home providing modern open plan accommodation with superb light flow and views across it's superb plot which extends to nearly $\frac{1}{2}$ an acre.

The Crossings is positioned in a lovely semi-rural setting on the border of Byley and Cranage, just 15 minutes from Knutsford and 6 minutes from Homes Chapel. The plot stretches nearly half an acre and the modern open plan accommodation has been tailored to make the most of the light and the views.

The accommodation totals to more than 1500 square feet, over three floors, with the ground floor offering a large open plan living/dining/kitchen and conservatory with modern fitted wall and base units, a breakfast bar and a range of integrated appliances. A study, utility room and downstairs WC complete the ground floor.





The first floor reveals two bedrooms, including a stunning principal bedroom suite, with exposed beams, a balcony and three piece bathroom. A further double bedroom with an ensuite shower room and an additional shower room complete the first floor. Stairs rise again to a further double bedroom with storage in the eaves of the roof.

Externally, there is parking for three or four cars on the driveway to the front of the property. The garden stretch down the entire side of the property and beyond, to the rear. There is a covered seating area, a selection of mature fruit trees, a large wooden garden room with electricity, an enclosed area previously used for a kennel and a vast paddock. The paddock has been somewhat integrated into the garden of the property and also has separate access from Moss Lane.

This property also boasts a recently replaced roof and water treatment plant.



The Crossings Moss Lane Cranage

Guide Price: £550,000
 Tenure: Freehold
 Local Auth: Cheshire East
 Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		56
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPCALU.COM			



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.

2ND FLOOR
204 sq.ft. (18.9 sq.m.) approx.

TOTAL FLOOR AREA: 1538 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metroplan ©2023

01565 757000
 35 King Street Knutsford Cheshire WA16 6DW
www.srushton.co.uk
enquiries@srushton.co.uk

IMPORTANT NOTICE: Stuart Rushton & Company, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars, these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Stuart Rushton & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

