



TO LET

Knutsford Road, Chelford


IRLAM
of Knutsford



Chelford, SK11 9AS

Knutsford

£1,650 pcm



The Property

At the heart of Chelford village lies Cruachan, an immaculately presented three-bedroom, two-bathroom semi-detached property has been beautifully refurbished to offer well balanced, light and spacious living accommodation in a contemporary style. Just a short stroll to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond. Particular mention must be made of the principal bedroom with en-suite shower room.

The well-appointed Living Room with additional separate Dining room/ Home Office offers flexibility to individuals looking for that separate study space, whilst still taking full advantage of the properties 3 bedrooms.

The property is approached over an open lawned front garden to one side and tarmac driveway gated halfway to provide ample and

secure parking. The rear garden is a lovely feature of the property, laid to lawn in the main and softened borders of well stocked hedges adding extra privacy and providing the perfect spot for alfresco dining.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights and passing the railway station. Turn left again at the next traffic lights up Hollow Lane onto Mobberley Road and after passing the Fire Station on your left turn left onto Parkgate Lane passing the parade of shops on your right. Take the next right onto Parkgate where the property can then be found after a short distance on your left.

- An immaculately presented semi-detached property
- Situated within the heart of Chelford village
- Spacious & flexible living accommodation
- Three bedrooms
- Two bathrooms (one en-suite shower room)
- Private, enclosed garden with lawn, & patio areas
- Driveway parking plus detached garage
- Available now
- Unfurnished

Postcode – SK11 9AS

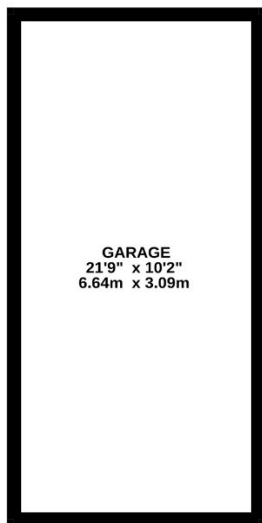
EPC Rating – E

Local Authority – Cheshire East

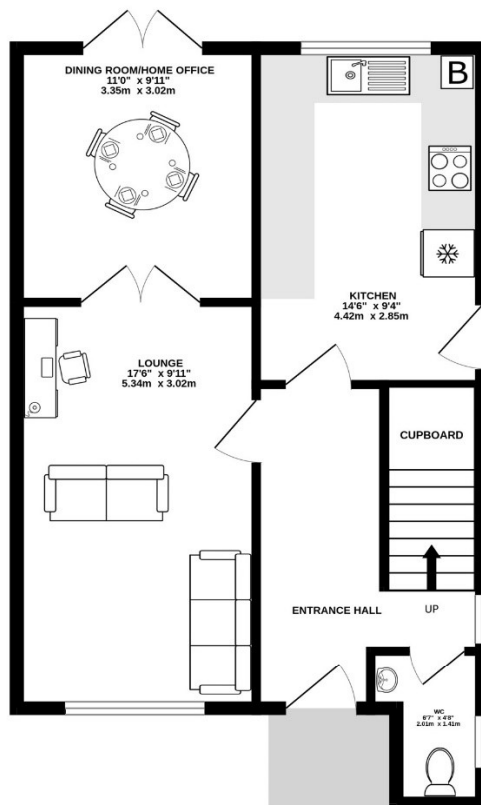
Council Tax – Band D



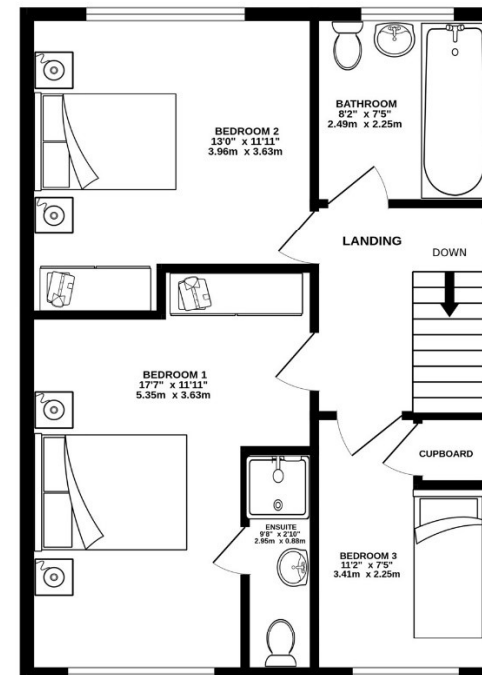
GARAGE



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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 Metropix ©2025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) 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;
- (b) 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 lessees 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;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

