



Twemlow

Hiverley Grove, Chelford Road


IRLAMS
of Knutsford



Twemlow, CW4 8GP

Chelford Road

£332,500



The Property

This immaculately appointed and recently constructed three-bedroom semi-detached family home. This property is being sold under the Cheshire East Discount for Sale scheme, which means it is available at 70% of its full open market value. The purchaser will own 100% of the property, with no rent payable on the remaining 30%, you own the home outright. This property has been well maintained and improved by the current owners and offers light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the spacious breakfast kitchen with an array of high-quality integrated appliances and breakfast bar, the living room with bespoke media wall and French doors leading out to the private rear garden as well as the contemporary spacious bathroom suite with porcelain floor to ceiling tiles. Located in a quiet, semi-rural position, the Hiverley Grove development provides country living whilst being ideally positioned for all major network links including Goostrey train station and is within easy reach of local amenities in the village of

Holmes Chapel. The property is approached via a flagged pathway with driveway providing off-road parking for two cars. To the rear is an enclosed, private garden laid mainly to lawn with a flagged patio area overlooking the feature communal pond, perfect for alfresco dining with family and friends enjoying the peaceful rural woodland aspect.

Directions

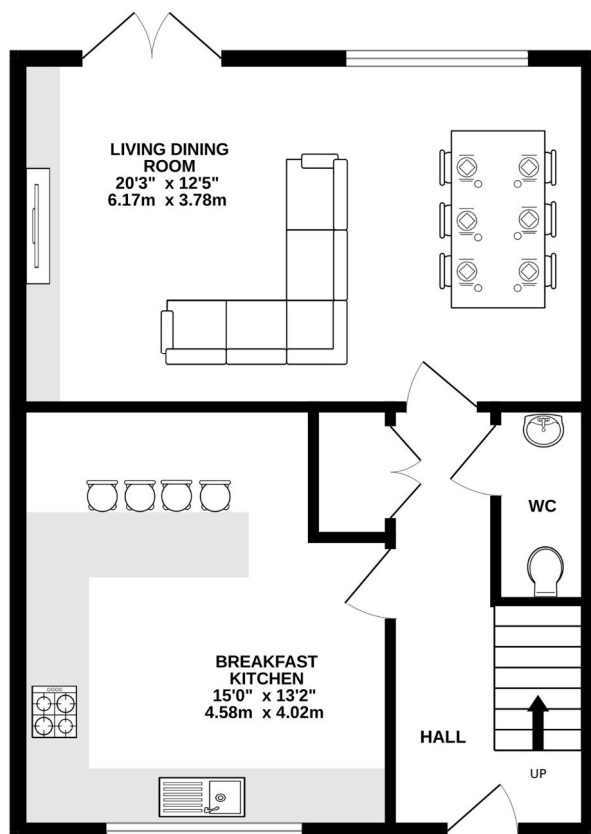
From Knutsford Town Centre proceed along Toft Road (A50) which turns into Holmes Chapel Road for approx. 4 miles turning left onto Booth Bed Lane and proceed into Goostrey turning left onto Main Road and passing Goostrey Rail Station. Continue to its end and turn left onto Chelford Road (A535) and the entrance to Hiverley Grove will soon be seen on your left.

- Immaculately presented semi-detached property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Breakfast kitchen with integrated appliances
- Downstairs WC
- Three generous bedrooms
- Spacious bathroom
- Stunning rear garden
- Driveway providing off road parking
- Part of Cheshire East's Discount For Sale Scheme

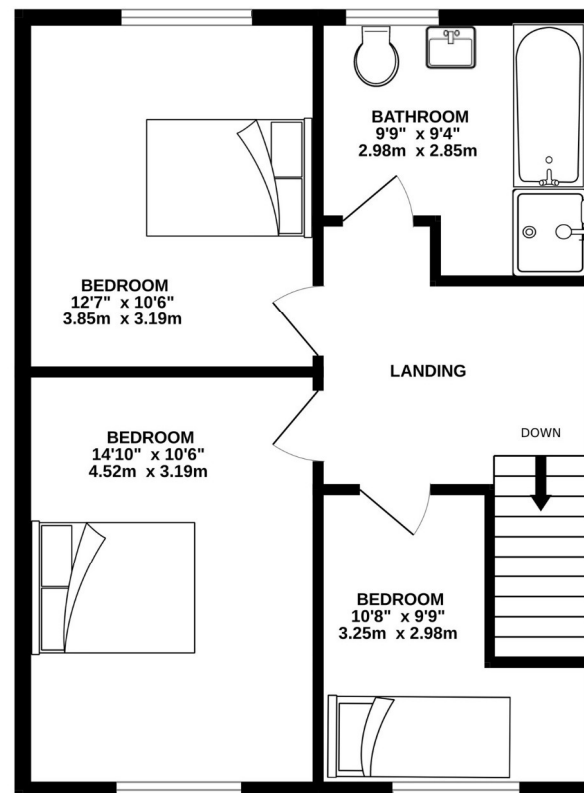
Postcode – CW4 8GP
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C
EPC - B



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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.
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