



Chelford
Townfield Place

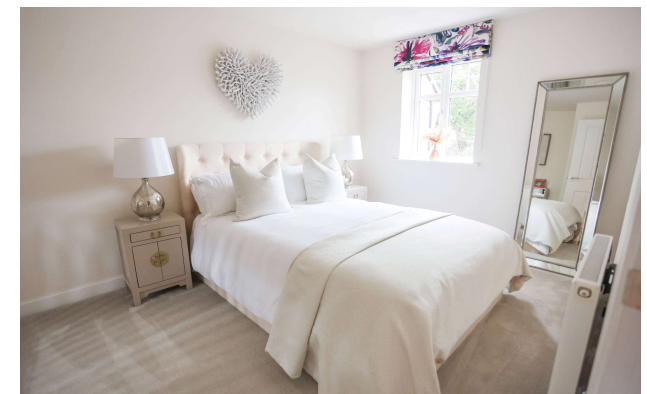

IRLAMS
of Knutsford



Chelford, SK11 0GG

Townfield Place

£425,000



The Property

This immaculately presented three-bedroom, two-bathroom semi-detached property, offers modern luxurious living in a contemporary style located on a popular and desirable development within the heart of Chelford village. Particular mention must be made of the Dining Kitchen finished with Quartz worktops and integrated appliances, the principle bedroom suite to the second floor with fitted wardrobes and en-suite shower room as well as the beautifully appointed family bathroom. Townfield Place is positioned within a quiet cul-de-sac of similar properties and is close to all local amenities whilst being well positioned for all major network links to the Northwest and beyond. Externally, the property is approached over a tarmac driveway offering ample parking complete with electric car charging point leading to the front entrance. The rear garden a true delight, with an established private aspect.

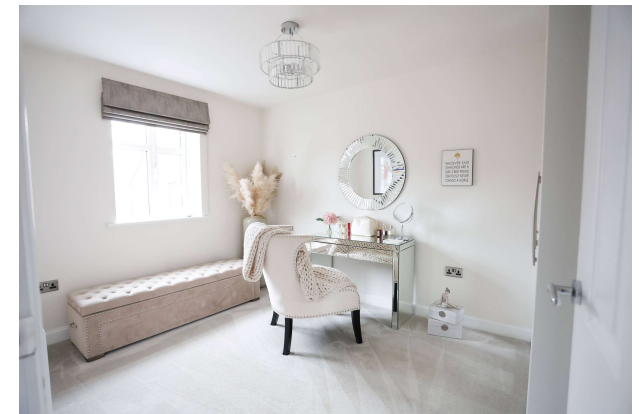
Professionally landscaped, the garden itself is laid with artificial grass for ease of maintenance and is fully enclosed by woodlap fencing. A beautiful flagged raised patio area located at the head of the garden provides the ideal opportunity for alfresco dining and entertaining.

Directions

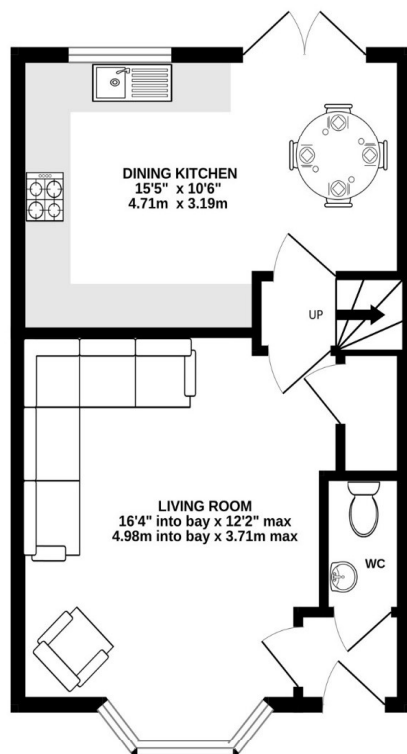
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford just past Chelford Farm Supplies on your right, turn left into Dixon Drive, right into Meadow End Road and right into Townfield Place.

- An immaculately presented semi-detached property set over three floors
- Situated in the heart of Chelford village
- Downstairs WC
- Beautiful dining kitchen with integrated appliances
- Three bedrooms
- Two bathrooms (one en-suite)
- Lovely, private rear garden with lawn & patio areas
- Off road parking

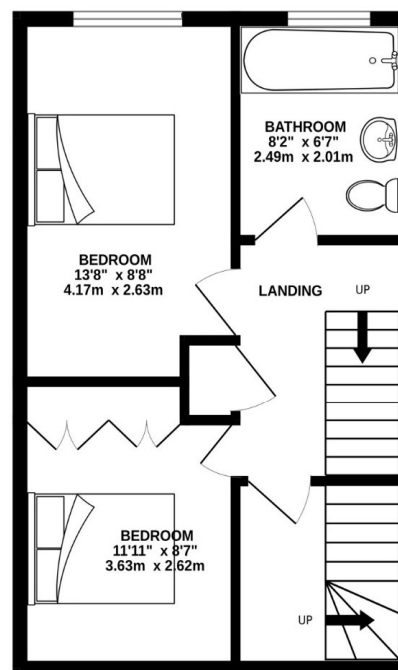
Postcode – SK11 9GG
EPC Rating – B
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



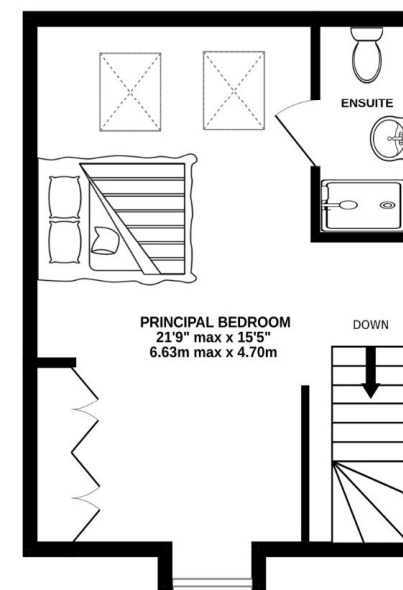
GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1107sq.ft. (102.8 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.

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