



**GASCOIGNE  
HALMAN**

4 TOWNFIELD PLACE, CHELFORD

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THE AREAS LEADING ESTATE AGENT



## 4 TOWNFIELD PLACE, CHELFORD

**A modern three double bedroom semi-detached home forming part of the sought-after Galloway Grange development at the heart of Chelford village. Boasting beautifully present accommodation across three floors, pleasant gardens and driveway parking for two cars.**

Chelford is a popular and convenient village lying equidistant between Knutsford, Wilmslow and Alderley Edge. The village itself caters for various day to day shopping needs including a butchers, a florist, a hairdressers, a farm supply shop and a two village stores, a community post office and a popular village pub. There is also a railway station on the Manchester to Crewe line.





## DESCRIPTION

Still only in its infancy and situated within the popular Galloway Grange development built by the renowned developer David Wilson Homes. This well-appointed three bedroom semi-detached family home enjoys a superb central location at the heart of Chelford Village, within close proximity of the local shops and the Chelford train station which provides access to Manchester City Centre in only a 35-minutes.

Boasting refitted & improved bathrooms and an upgraded kitchen, this property is presented to the highest possible standard and offers comfortable living space across three floors. The entrance hall, (with a downstairs WC off) provides access to a generous bay-fronted lounge. Beyond this, the dining kitchen enjoys an attractive fitted kitchen with integrated appliances, double doors to the garden and ample space for a table and chairs.

To the first floor, there are two spacious double bedrooms, both with built-in wardrobes. These are serviced by a recently upgraded family bathroom. A useful study area provides flexible additional space. Finally, to the second floor, the large master bedroom provides a comfortable principal bedroom with plenty of space for wardrobes and dressing space. There is also a recently upgraded en-suite shower room. For additional storage, the loft has been boarded.

The position within the development is favorable, there is driveway parking for two cars which is complimented by the provision of a car charging point. To the rear, the garden is mainly laid to lawn. There is a patio and garden shed providing storage.

The property has the benefit of a new build home warranty.

## DIRECTIONS

SAT NAV: SK11 9GG

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East County Council

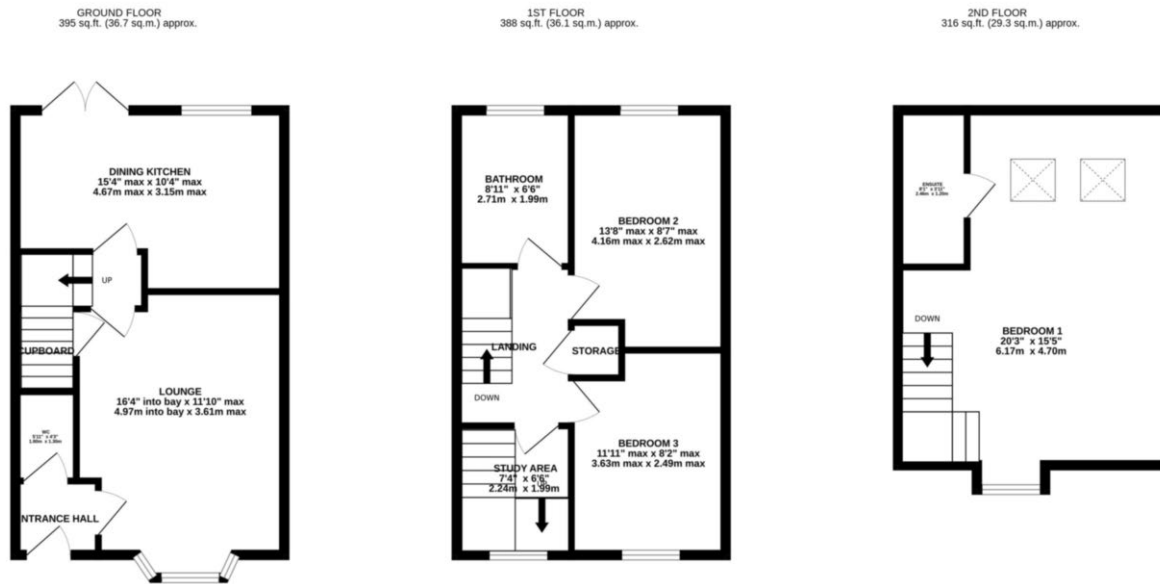
## TAX BAND

Band: D

## VIEWINGS

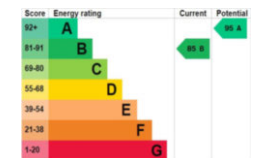
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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