



**GASCOIGNE
HALMAN**

10 WOODFIN CROFT, CHELFORD

THE AREAS LEADING ESTATE AGENT



10 WOODFIN CROFT, CHELFORD

A well-presented detached bungalow with stunning southerly facing rear garden, a tandem double garage and located in a Prime Chelford location.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

Situated in a popular residential area within walking distance of all village amenities, this well-presented detached bungalow offers a rare combination of space, convenience, and standout features that set it apart from the norm.

One of its key highlights is the beautifully landscaped, south-facing rear garden, carefully planted and maintained by the previous owner to create a private, peaceful outdoor retreat. The property also boasts a detached tandem double garage, offering generous garaging or additional storage space, and a versatile loft room with a window, accessed via a pull-down ladder. This space could be ideal for use as a craft room or home office.

Internally, the bungalow offers well-balanced and thoughtfully laid out accommodation, perfect for those looking to downsize without compromise. An entrance hall provides access to all rooms. The kitchen is well-appointed with a range of integrated appliances, and the L-shaped lounge/dining room enjoys two windows and a feature fireplace, creating a bright and welcoming living space.

There are two double bedrooms, with the second bedroom benefitting from direct access to a garden room, offering lovely views and further flexibility of use.

Externally, the property continues to impress. A large driveway provides ample off-road parking and leads to the tandem garage. Mature front gardens add curb appeal, while the rear garden is truly a showstopper, featuring an Indian stone patio, well-stocked beds and borders, a pathway, and a central lawn area.

Offered for sale with no onward chain, this is a fantastic opportunity for buyers seeking a well-proportioned, beautifully presented home in a highly convenient location close to the heart of Chelford village.

DIRECTIONS

SAT NAV: SK11 9SN

TENURE

Freehold

LOCAL AUTHORITY

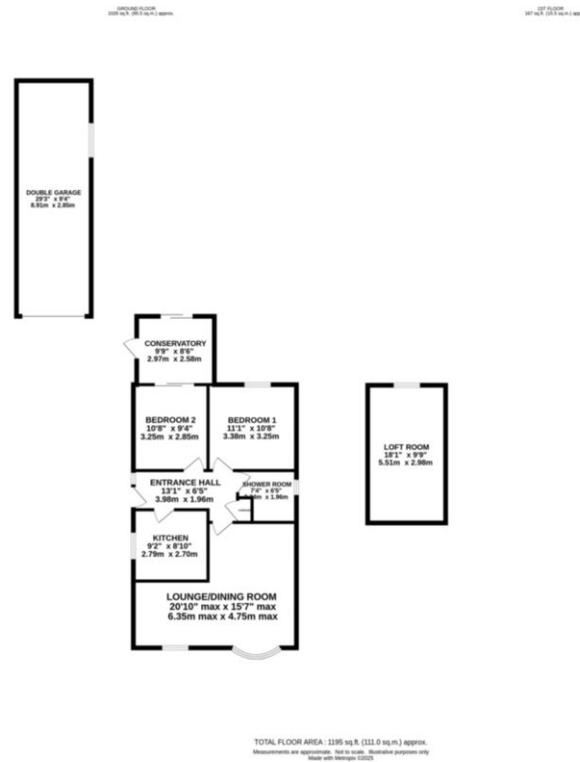
Cheshire East Council

TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) 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 tenants 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**