



**GASCOIGNE
HALMAN**

ASHCROFT DRIVE, CHELFORD

THE AREAS LEADING ESTATE AGENT

An attractive recently constructed and well-appointed 4-bedroom, 2-bathroom detached house with southerly facing rear garden, driveway and garage. Positioned in the heart of Chelford and within walking distance of the train station, Chelford CE Primary School, shops and amenities will ensure this property appeals to couples and families alike.

Galloway Grange was built by the renowned developer David Wilson Homes, and this well-designed detached was a popular choice due to the versatile contemporary style accommodation on offer.

A welcoming entrance hall with cloakroom and downstairs W.C provides access to a dual aspect bay-fronted living room with access into the garden. A fabulous dining kitchen with integrated appliances, double doors to the garden is served by a separate utility room.

To the first floor, there are four well-presented bedrooms, including a spacious Principal bedroom with En-suite. The remaining bedrooms are served by a well-appointed 3-piece family bathroom with additional walk-in shower.

The position within the development is favourable, there is driveway parking for two cars which extends to a garage where there are provisions for a car charging point. The well-tended lawned rear garden with patio caters perfectly for outside entertaining and families, whilst enjoying a southerly aspect.

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

DIRECTIONS

SAT NAV: SK11 9GF

KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

LOCATION

Within flat walking distance of Chelford village centre where there is an excellent butcher, convenience store and The Edgerton Arms pub. There is a tremendous community spirit which has been enhanced by the relocation of the primary school. State and private schools are available in nearby Knutsford, Macclesfield, Twemlow, Wilmslow, Holmes Chapel and Alderley Edge, most of which are accessible by school buses or trains. Chelford rail station is situated on the Manchester to London Commuter line, making travel into Manchester very simple. Manchester International Airport is just a short drive away, as are connections to the M6.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: F

TOTAL FLOOR AREA

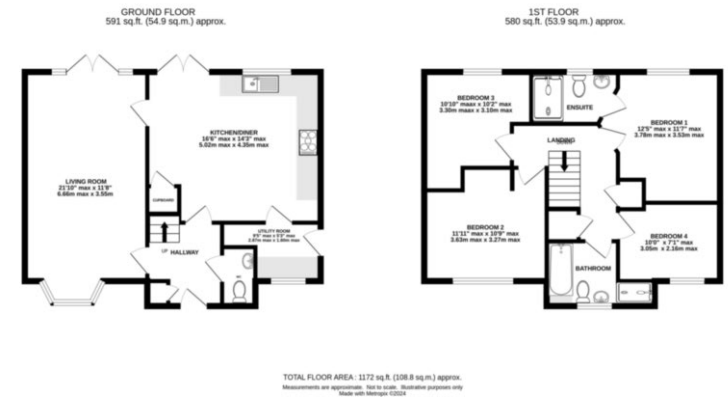
1172 sqft approx.

ENERGY PERFORMANCE RATING

B

VIEWINGS

Viewing strictly by appointment through the Agents.



**GASCOIGNE
HALMAN**

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