



**GASCOIGNE  
HALMAN**

CHILLINGHAM CLOSE, CHELFORD

THE AREAS LEADING ESTATE AGENT

An attractive, well-appointed and spacious three bedroom, two bathroom semi-detached home with generous sized private rear garden and driveway with EV point. Ideal for first time buyers/couples and families this well-presented home forms part of the recently completed and highly regarded Cricketers Green development in the heart of Chelford.

Constructed by Jones Homes, this well-designed family friendly development centres around an enclosed park with play area, whilst falling within walking distance of the train station, school, and local shop.

Accommodation briefly comprises; welcoming entrance hall with a downstairs W.C, immaculate formal living room, and a fabulous sized dining kitchen with integrated Neff appliances and French doors opening onto the entertaining patio completes the ground floor.

The first floor is complemented by three well-presented bedrooms, two of which are double rooms and the third is larger than average. The principal bedroom is further enhanced by fitted wardrobes and an En-suite. A 3-piece family bathroom with shower over completes the accommodation.

Externally, this desirable property is certainly not lacking in kerb appeal, with a pleasant front garden and brick block driveway with EV point extending to the side of the property. A private rear garden and patio provides the ideal backdrop, catering perfectly for outside entertaining and families with children.

## 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.

## DIRECTIONS

SAT NAV: SK11 9FZ

## TENURE

Leasehold. 999 Years from 20th April 2018. Ground Rent £305pa. Service Charge £80pa.

## SERVICES (NOT TESTED)

Main 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: D

## ENERGY PERFORMANCE RATING

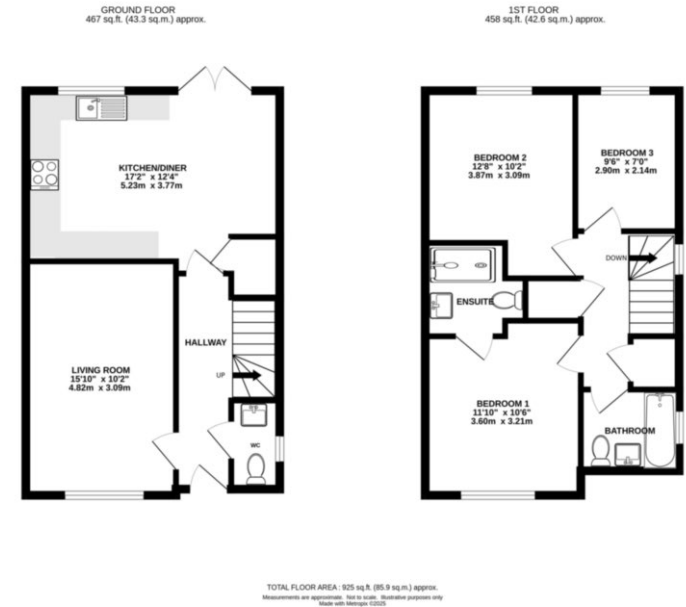
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## TOTAL FLOOR AREA

925 SQFT approx

## VIEWINGS

Viewing strictly by appointment through the Agents.



## KNUTSFORD OFFICE

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