



**GASCOIGNE
HALMAN**

CHAPEL CROFT, CHELFORD

THE AREAS LEADING ESTATE AGENT



CHAPEL CROFT, CHELFORD

A beautifully presented, remodelled, and extended four-bedroom, two-bathroom detached home with landscaped private rear garden with entertaining patio and garden room. Located within a desirable cul-de-sac on this well-established development of similar family sized homes, whilst falling within walking distance of the local school and Chelford train station.

The popular village of Chelford is also ideally positioned for easy access into Knutsford, Wilmslow and Alderley Edge.

The impressive well-proportioned accommodation on offer will appeal to a variety of potential buyers and an internal viewing will reveal; welcoming entrance hallway with downstairs W.C., immaculate bay fronted living dining room with French doors opening to the garden, and a well-appointed L-shaped fully integrated kitchen with island opens into a versatile sitting/family room. This perfect 'day to day' living space is further enhanced by twin French doors to the rear and a separate utility room.

The first floor landing with handy cloaks storage provides access to four well-presented bedrooms including a generous sized principal bedroom with fitted wardrobes and En-suite bathroom with additional walk in shower. The remaining bedrooms are served by a 3-piece family bathroom with shower.

Externally the recently landscaped private rear garden with garden room provides the ideal backdrop to this attractive detached home.





DIRECTIONS

SAT NAV - SK11 9SU

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

ENERGY PERFORMANCE RATING

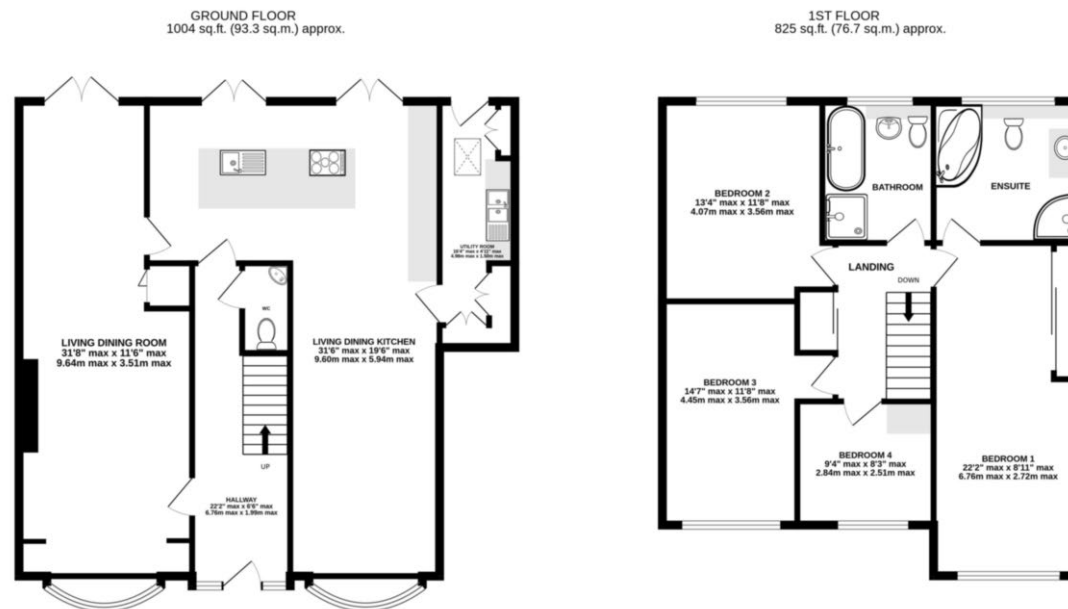
TBC

TOTAL FLOOR AREA

1171 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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