



**GASCOIGNE
HALMAN**

TOWNFIELD PLACE, CHELFORD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

Perfect for first-time buyers, downsizers, or investors, this beautifully presented three-bedroom, two-bathroom home offers modern living in a sought-after village setting. Built to an exceptional standard by the renowned developer David Wilson Homes, the property combines stylish design with practical features, providing bright and spacious accommodation arranged across two contemporary floors. The ground floor opens with a welcoming entrance hall and cloakroom/WC, leading into a generous living room. To the rear, a well-appointed dining kitchen is fitted with integrated appliances and enjoys views over the garden, with French doors providing direct access to the patio and lawn - perfect for everyday family life and entertaining. Upstairs, the Principal bedroom benefits from fitted wardrobes along with its own En-suite shower room, while two further well-proportioned bedrooms are served by a sleek three-piece family bathroom. Situated within an exclusive development of similar homes in the heart of Chelford, the property is within easy reach of local shops and amenities, and just a short walk from the train station, which offers direct connections to Manchester Airport and the city centre. Externally, the home is approached via a private driveway providing ample parking and an EV charging point. The rear garden is mainly laid to lawn and enclosed by timber fencing, with a flagged patio offering the perfect spot for entertaining.

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

SK11 9GG

TENURE

Freehold

SERVICES

All mains services 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

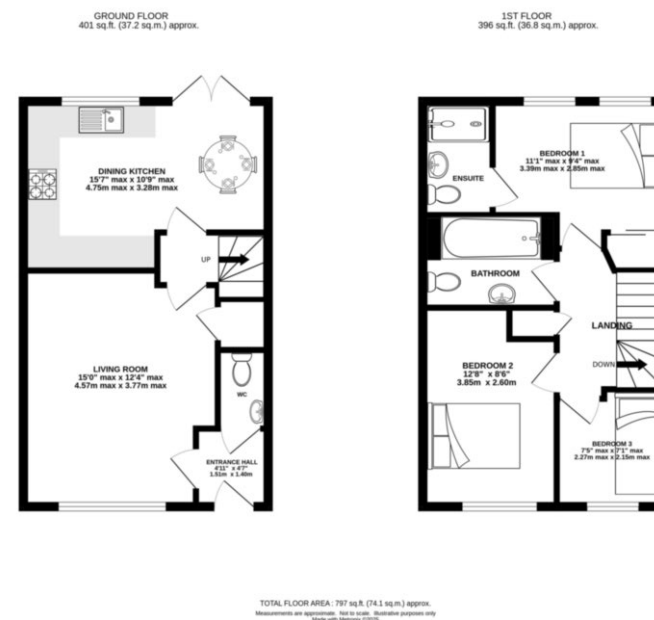
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TOTAL FLOOR AREA

797 SQ FT

VIEWING

Strictly by appointment through the agent



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