



**GASCOIGNE
HALMAN**

DIXON DRIVE, CHELFORD

THE AREAS LEADING ESTATE AGENT

Originally the show home for this highly desirable David Wilson development, this attractive three-bedroom, two-bathroom semi-detached property is well-presented, showcasing stylish finishes and thoughtful touches throughout. Perfect for first-time buyers, couples, or downsizers, the home sits in a convenient position within a level stroll of the village centre, Chelford Primary School, and the train station, offering straightforward connections into Manchester city centre and Manchester International Airport.

Inside, the accommodation feels bright, welcoming, and wonderfully proportioned. The entrance hall provides an inviting first impression, complete with a handy downstairs W.C. The bright and spacious living room features a useful under-stairs storage area, creating a comfortable setting for everyday relaxation. To the rear, the impressive fitted dining kitchen forms the heart of the home, boasting integrated appliances, excellent workspace, and patio doors that open directly onto the landscaped garden, perfect for outdoor entertaining.

The first floor continues to impress with three well-presented bedrooms. The principal bedroom is enhanced by fitted wardrobes and a stylish En-suite. A further double bedroom also benefits from fitted wardrobes, while the third single bedroom provides an ideal space for a nursery or home office. A well-appointed family bathroom serves the remaining rooms.

Externally, the property enjoys a mature landscaped rear garden, perfectly catering for outdoor entertaining. A generous sized driveway provides ample off-road parking and extends to a garage with an electric vehicle charging point.

The property is offered for sale with no onward chain, ensuring a smooth and swift purchase process.

DIRECTIONS

SAT NAV: SK11 9BU

LOCATION

Within flat walking distance of Chelford village where there is an excellent butcher and convenience store, 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 main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

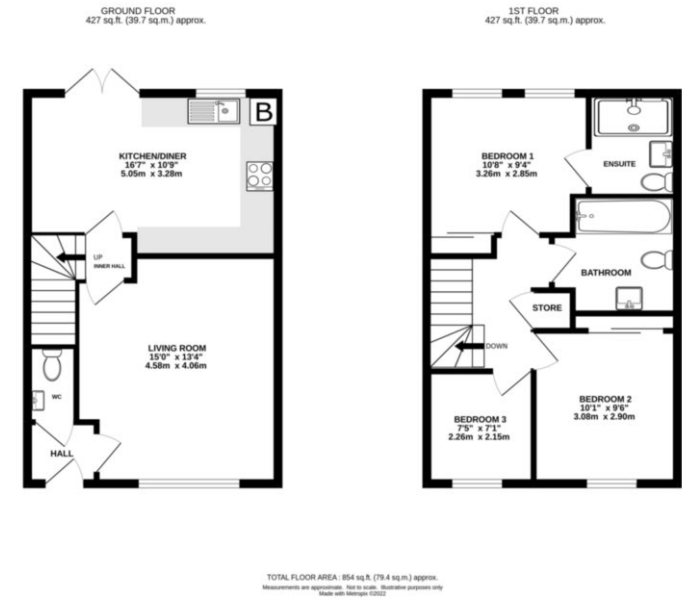
Cheshire East Council Tax Band: C

ENERGY PERFORMANCE RATING

B

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

**GASCOIGNE
HALMAN**

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.