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SALE

Rooftops

Sales Letting & Management



Cranford,, Chelford, SK11

*** No Chain ***

Enclosed Rear Garden

Downstairs WC

Original Wooden Doors and Tiled Flooring

Open Plan Kitchen Diner

Energy Efficiency Rating D

A HEART WARMING COUNTRY KITCHEN WELCOMES YOU!! This spacious and characterful cottage is ideally located in the village of Chelford, close to the main line train station that runs to Manchester Piccadilly, Wilmslow, Alderley Edge and London Euston and easy access to motorway links and outgoing roads. Comprising; entrance hall with original tiled flooring, bright and airy lounge with fireplace for a real fire, large kitchen/diner with original tiled flooring and doors and plenty of room for entertaining, in the fully fitted kitchen there is an integrated gas hob, electric oven and grill, dishwasher and plumbing for a washing machine, French doors leading to the enclosed rear garden. First floor, double bedroom with original wooden door and floorboards two double wardrobes, second double bedroom with original wooden door, family bathroom with original wooden door, tiled flooring, shower over the bath. Energy Efficiency Rating D. C/Tax Band D. On Street Parking.

Asking Price

£275,000

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Entrance Hall

Composite door with glass panes and chrome furniture, original tiled flooring.

Lounge

4.29m (14' 1") x 4.39m (14' 5")

Original wooden door, double glazed sash window to the front elevation, carpet flooring with original tiled floor underneath, brick fireplace with open fire, central ceiling light, radiator, power points, under stairs storage with original wooden door.

Dining Room

4.29m (14' 1") x 4.39m (14' 5")

Original wooden door, original tiled flooring, open brick fireplace, central light fitting, two wall lights, radiator, power points.

Kitchen

4.55m (14' 11") x 2.54m (8' 4")

Open from the dining room, original tiled flooring, two velux windows, double glazed sash windows to the rear elevation, French double glazed doors to the rear elevation, a range of wall and base units with marble effect work surfaces, chrome sink and drainer with mixer tap, integrated gas hob, electric oven and grill, dishwasher, inset spot lights, power points.

WC

.87m (2' 10") x 2.56m (8' 5")

Original wooden door, tiled flooring, double glazed window to the rear elevation, low level WC, pedestal wash hand basin, radiator, ceiling light.

Stairs and Landing

Carpet flooring, wooden banisters, loft hatch.

Bedroom One

5.33m (17' 6") x 3.47m (11' 5")

Original wooden door, original wooden flooring, double glazed sash window to the front elevation, ornamental fireplace, central ceiling light, radiator, power points.

Bedroom Two

2.74m x 3.67m

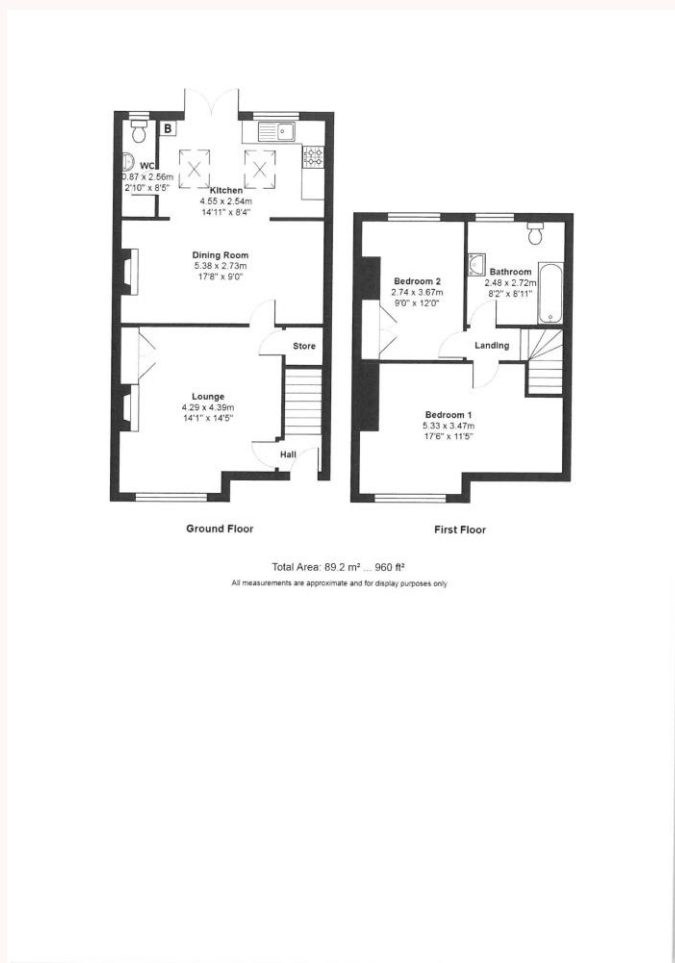
Original wooden door, double glazed sash window to the rear elevation, carpet flooring, central ceiling light, built in storage cupboards, radiator, power points.

Bathroom

2.48m (8' 2") x 2.72m (8' 11")

Original wooden door, tiled flooring, double glazed

Floorplans



sash window to the rear elevation, inset spot lights, two wall lights, pedestal wash hand basin, bath with shower over, low level WC, radiator.

Outside Space

To the front there is a small cottage garden with mature bushes and gravelled area and to the rear there is an mature garden mostly laid to lawn with mature bushes and plants.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.