



Chelford
Ashcroft Drive

 IRLAMS
of Knutsford



The Property

This superb, modern semi-detached family home comes immaculately presented throughout and offers fantastic, flexible living space over two floors. Recently constructed by multi award-winning developer, David Wilson Homes, this property remains in pristine condition throughout. Particular mention must be made of the spacious living room with large dual aspect flooding the room with natural daylight, the modern Dining Kitchen with a fitted range of quality integrated appliances and French doors out to the private garden, the master bedroom with en-suite shower room as well as the beautifully appointed family bathroom. Located in an enviable position within the development, the property lies within easy reach of all local amenities, with Chelford Train Station being within a short walk.

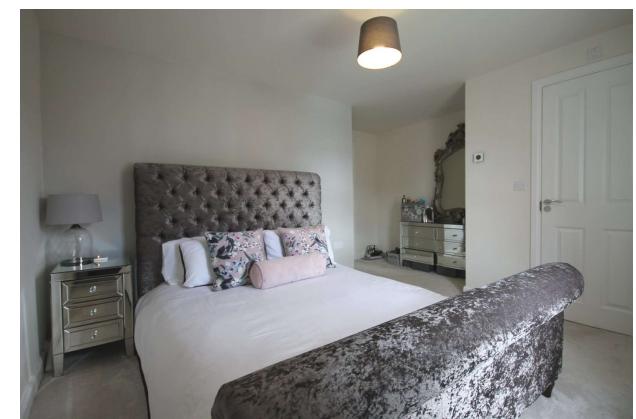
The property is approached via a beautiful front garden, laid to lawn in the main, with paved path leading to the front entrance. A tarmacadam driveway provides off-road parking for two vehicles.

To the rear is a private and enclosed garden mainly laid to lawn fully retained by a sweeping brick wall and woodlap fencing. A paved patio accessed from the Dining Kitchen provides the perfect spot for outdoor dining and entertaining with family and friends.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford just past Chelford Farm Supplies on your right, turn left into Dixon Drive and take the right turn into Ashcroft Drive.

Chelford, SK11 9GF
Ashcroft Drive
£400,000



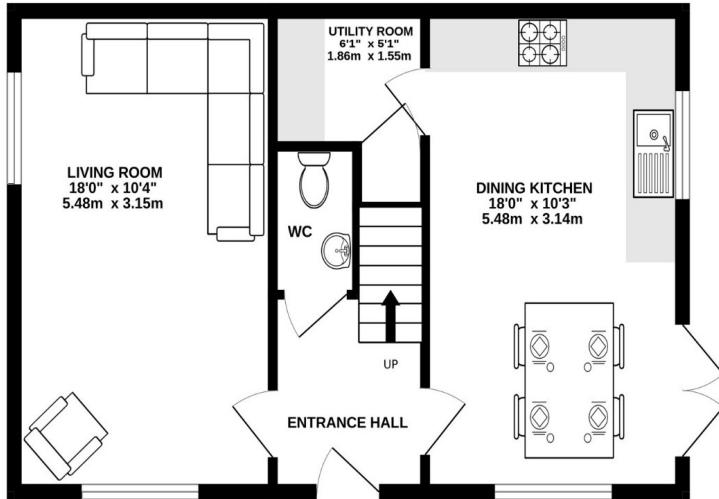
- An immaculately presented double fronted semi-detached property
- Situated in the heart of Chelford village
- Downstairs WC
- Beautiful dining kitchen with integrated appliances
- Three bedrooms
- Two bathrooms (one en-suite)
- Lovely enclosed garden
- Off road parking



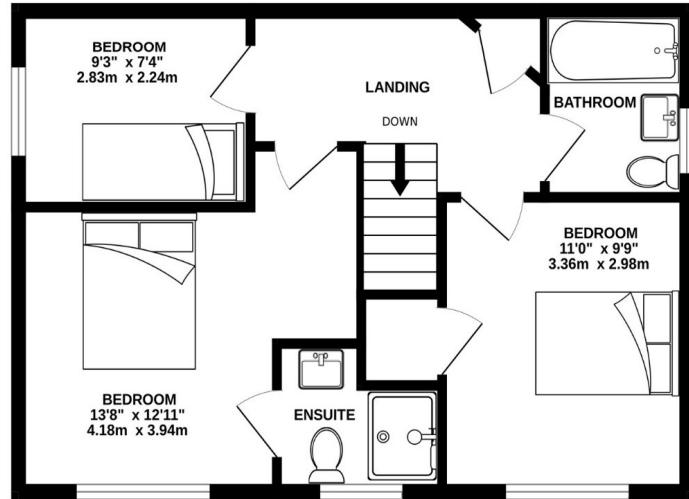
Postcode – SK11 9GF
EPC Rating – B
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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