



Townfield Place | Chelford | Macclesfield | SK11 9GG

£425,000



SHEPPARD & CO

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- Beautifully presented modern semi detached
- Stunning open plan breakfast kitchen
- Ample off road parking
- Stunning views to the rear
- Walking distance to train station on Mcr line
- Good size living room
- Principal bedroom with ensuite shower room
- Good size rear garden with raised deck
- Walking distance to Tatton Perk and local shops
- Catchment to the areas finest schools

Constructed in 2020 by David Wilson Homes, this semi detached family home has been further enhanced by the current owners to create a bright, well-balanced home arranged over three floors.

The ground floor comprises a welcoming entrance hall, downstairs WC, a well-proportioned living room and a breakfast kitchen to the rear, with French doors opening directly onto the garden.

To the first floor are two generous bedrooms and a family bathroom. The second floor is dedicated to an impressive principal suite, complete with en-suite shower room, creating a private top-floor retreat with open views to the rear.

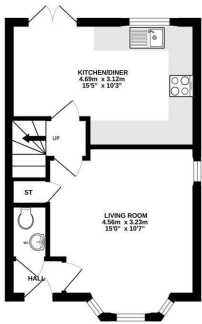
Externally, the property benefits from ample parking to the front alongside a neatly landscaped frontage. To the rear is a well-maintained garden, mainly laid to lawn, with a paved patio directly off the kitchen and a raised decked seating area to the far end, ideal for both everyday use and entertaining. A garden shed provides additional storage.

A modern, turnkey home offering practical living space in a well-regarded development, within easy walking distance of local shops and the train station.

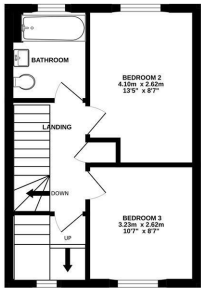
Chelford is a well-regarded Cheshire village offering a balance of countryside living and everyday convenience. Surrounded by open farmland, it has a strong community feel while still providing essential amenities including local shops, pub and train station with direct links into Manchester. Its position between Knutsford, Alderley Edge and Macclesfield makes it particularly appealing, along with easy access to the wider areas.



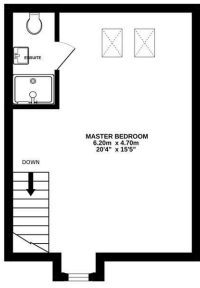
Ground Floor
35.7 sq.m. (384 sq.ft.) approx.



1st Floor
34.9 sq.m. (375 sq.ft.) approx.



2nd Floor
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA: 100.2 sq.m. (1079 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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