



Chelford
Robin Lane


IRLAMS
of Knutsford



Chelford, SK11 9AZ

Robin Lane

£375,000



The Property

This immaculately presented three bedroom family home has been lovingly maintained, extended and improved over the years to now provide, light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the open plan dining kitchen that opens into the garden room, the spacious living room with feature brick fireplace and bay window flooding the room with natural daylight, the large bedroom proportions as well as the brick built outbuilding that is currently used as a gym/store but has great potential for a home office/hobbies room if desired. Located in an ever-popular position in the heart of the village, close to all local amenities, schooling and train station whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached via a wooden gated drive providing more than ample off road parking leading to the front and side entrance. There is a pretty front garden which is fully enclosed by brick elevations.

To the rear, the enclosed garden is a generous size, laid with artificial grass for ease of maintenance and has a lovely, flagged patio area perfect for alfresco dining and enjoying the private aspect.

Directions

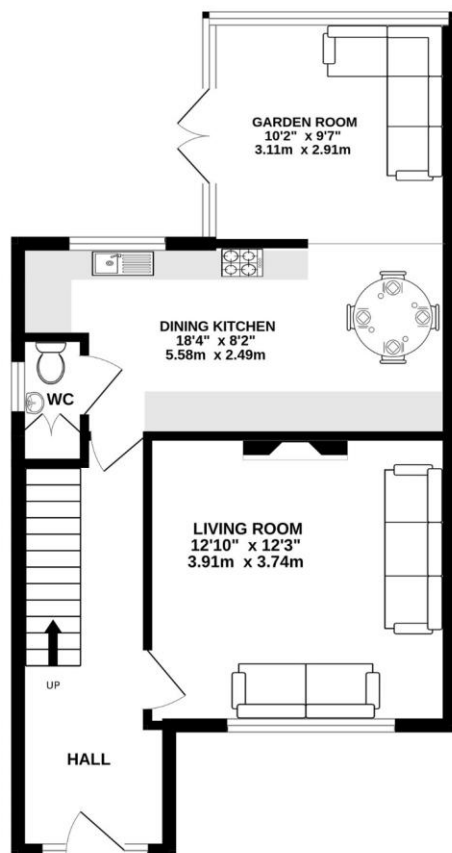
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford, pass the Egerton Arms public house on the left and continue along the road. Just before reaching Chelford Farm Supplies on the right, turn left into Oak Road and then first right onto Robin Lane where the property can be found on the left hand side.

- Immaculately presented semi-detached property situated in a lovely village location
- Spacious & flexible living accommodation
- Downstairs WC
- Dining kitchen opening into the garden room
- Three generous bedrooms
- Bathroom
- Gated driveway providing ample off road parking
- Enclosed rear garden
- Detached brick outbuilding/potential home office

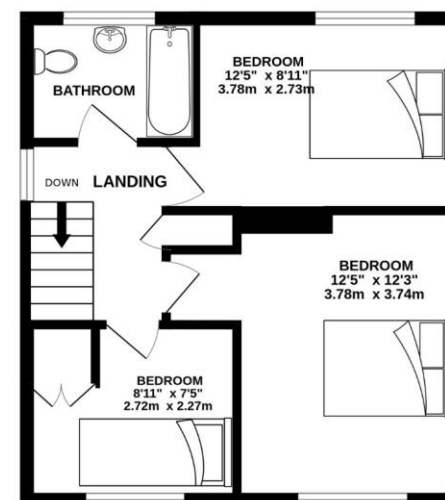
Postcode – SK11 9AZ
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C
EPC Rating - C



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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