



 Stuart  
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& COMPANY

13 Ashcroft Drive, Chelford – SK11 9GF  
£599,950





# 13 Ashcroft Drive

Chelford

An impressive four-bed detached home on a corner plot with open-plan kitchen, double garage, en-suite, and no chain. Close to Chelford station and village amenities. Ideal for families.

Council Tax band: F

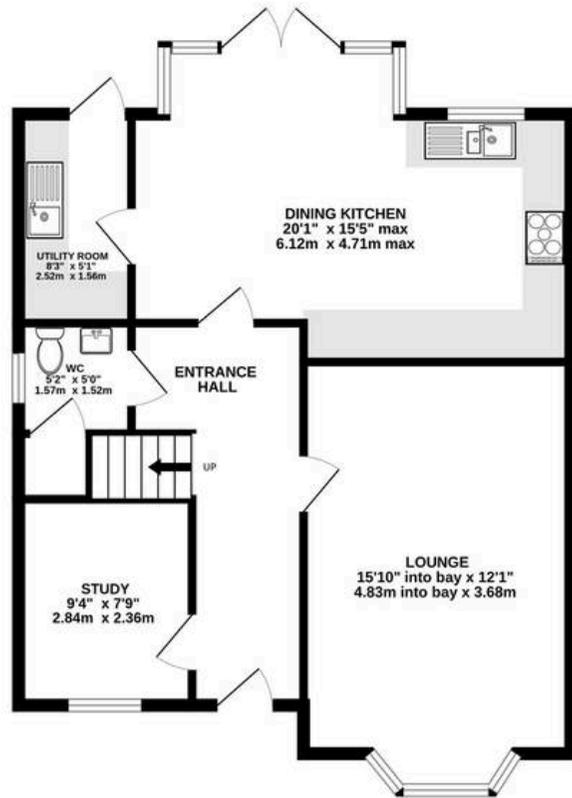
Tenure: Freehold

EPC Energy Efficiency Rating: B

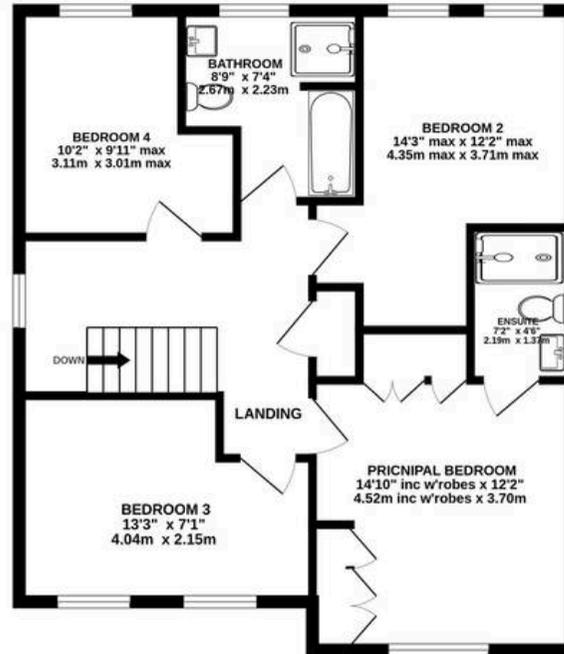
- High-spec detached family home on corner plot
- Double garage and spacious driveway
- Four well-proportioned bedrooms serviced by two modern bathrooms
- Superb open-plan living kitchen/diner
- Large bay-fronted lounge, downstairs WC and utility room
- Brilliant family home with no onward chain
- Popular residential development, moments from the train station and the amenities of Chelford village



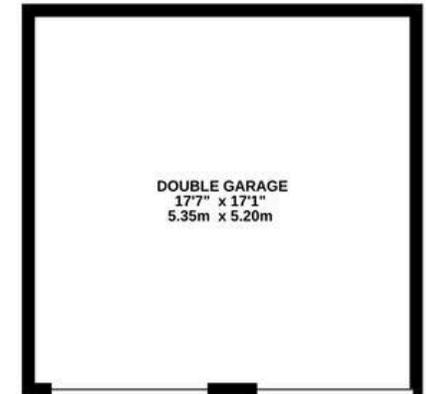
GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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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## Stuart Rushton & Company

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