



13 Ashcroft Drive, Chelford, Macclesfield, SK11 9GF

£600,000

- A spacious four bedroom detached family home located within a quiet residential area
- Modern family bathroom plus a downstairs wc
- A spacious private garden, double garage and off road parking
- Large lounge, study, modern fitted kitchen/diner and utility room.
- Four bedrooms with the master bedroom having an en-suite and built in storage
- Viewing highly recommended!!

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Nestled in the charming village of Chelford, Macclesfield, this delightful four-bedroom detached house on Ashcroft Drive offers a blend of comfort and modern living. Spanning an impressive 1,568 square feet, this property is perfectly suited for families seeking a spacious and welcoming home.

Upon entering, you are greeted by a generous hallway that leads to a large lounge with a charming bay window which floods the room with natural light, creating an inviting atmosphere for both relaxation and entertaining. Adjacent to this, a well-appointed study offers a quiet retreat for work or study.

The heart of the home is undoubtedly the modern fitted kitchen/diner, with French doors that open out onto a private garden. The convenience of a utility room further enhances the practicality of this delightful home.



Council Tax Band: F





Directions

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

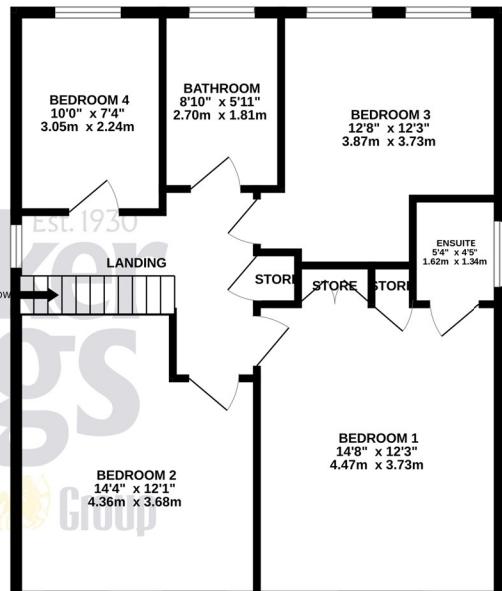
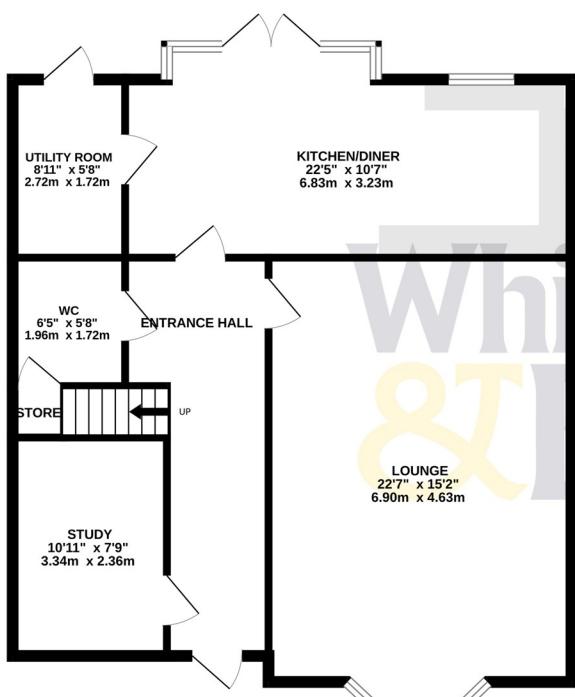
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.

1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq. ft. (145.3 sq. m.) approx.

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