



## 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!!



# 13 Ashcroft Drive, Macclesfield SK11 9GF

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.

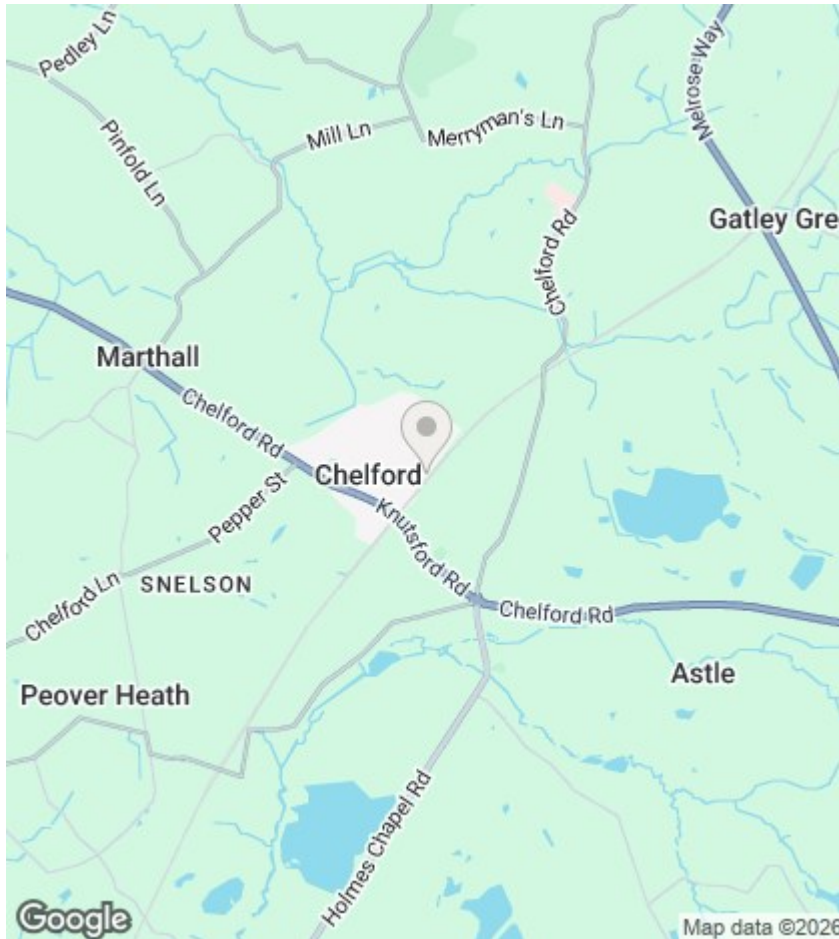
The heart of the home is undoubtedly the modern fitted kitchen/diner, with French doors that open out onto a private garden. The convenience of a utility room further enhances the practicality of this delightful home.



Council Tax Band: F







## Directions

## Viewings

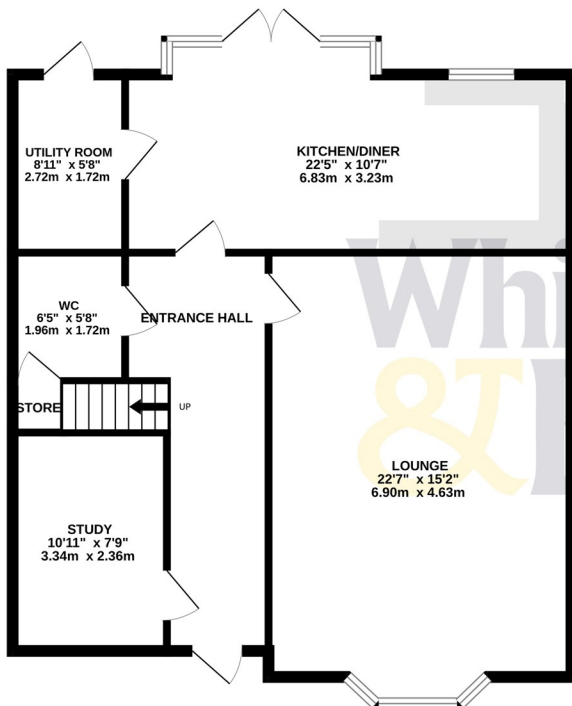
Viewings by arrangement only. Call 01625 430044 to make an appointment.

## EPC Rating:

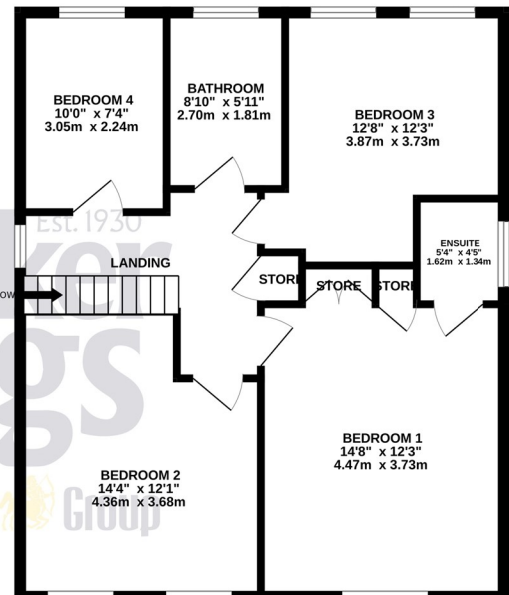
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. (145.7 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 misstatement. This plan is for illustrative purposes only and should be used as such by any