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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

1. The particulars are set out as general outline only for the guidance of lessors of this property, whose agents they are, give notice that Messrs Wright Marshall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that

MISREPRESENTATION ACT 1974.

At the option of the lessor by notice given to the lessee only, Freehold shall be deemed to vest in the lessor any地上地役權 or other easement or right of way, whether or not registered, or any other interest in the property, and the lessor shall be entitled to compensation for the same.

1. The particulars are set out as general outline only for the vendors or lessors of this property, whose agents they are, give notice that



 Wright Marshall
Estate Agents

OFFERS OVER £500,000



6 CHILLINGHAM CLOSE
CHELFORD
MACCLESFIELD
SK11 9FZ

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COUNCIL TAX BAND: E



FOUR BEDROOMS, CUL DE SAC LOCATION, BEAUTIFULLY PRESENTED THROUGHOUT, LARGE OPEN PLAN KITCHEN FAMILY ROOM, MASTER SUITE WITH ENSUITE, SOUGHT AFTER LOCATION.

Situated in the quiet village of Chelford, this four bedroom three story end mews is a credit to its current owners and has been maintained meticulously throughout.

To the ground floor is a welcoming entrance hallway with a two piece downstairs cloakroom off, from there the hallway opens into a light spacious three in one open plan kitchen/dining/family room. The kitchen is finished beautifully and fitted with a range of Neff appliances with a white quartz worktop over. There is a dedicated dining area and a spacious family area beyond with both Velux windows and four metre bi-folding doors opening onto the patio beyond, both of which flood the house with natural light! To the ground floor is premium Antico flooring. Further to this the vendors have converted most of the garage into a useful playroom and office, a space they find has been invaluable with a young family. This is fitted with Karndean flooring.

To the first floor is the main lounge for the property with dual Juliet balconies to the front elevation. The good sized master bedroom is also located on this floor, the room benefits from fitted wardrobes to one wall and a three piece ensuite shower room.

The second floor has three well proportioned bedrooms including two genuine double rooms, both of which have fitted wardrobes. They are served by a three piece family bathroom.

Externally the property is approached over a double block paved driveway with adjacent paved pathway and rockery garden. There is also access to the rear via a side gate. The rear garden is enclosed and notably private for a modern development, the garden is mainly laid to lawn with a patio entertaining area.

HALLWAY

PLAYROOM/ OFFICE

5.49m x 2.85m converted garage including storage

CLOAKROOM

KITCHEN/ FAMILY ROOM

6.40m x 5.09m

FIRST FLOOR LOUNGE

5.09m x 4.41m

MASTER BEDROOM

4.21m x 3.15m

ENSUITE SHOWER ROOM

SECOND FLOOR

BEDROOM TWO

4.35m x 3.12m

BEDROOM THREE

4.24m x 3.12m

BEDROOM FOUR

3.31m x 2.17m

BATHROOM

