



Chelford

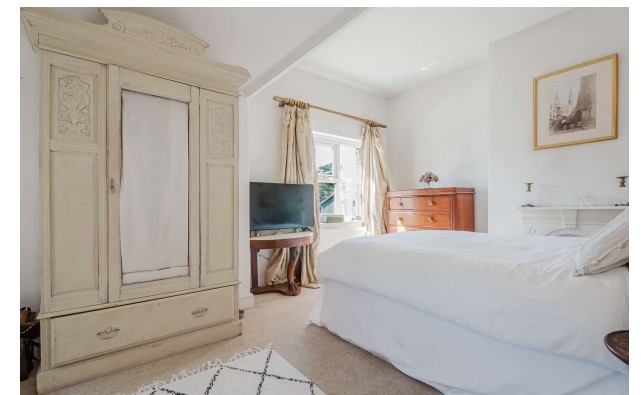
Knutsford Road Cottages, Knutsford Road



# Chelford, SK11 9AS

## Knutsford Road

### £295,000



### The Property

This beautifully presented two-bedroom semi-detached cottage has been well maintained and improved over the years to now provide light, spacious and flexible living accommodation blending character features and modern convenience. Particular mention must be made of the extended dining kitchen to the rear of the property, the bathroom with free standing roll top bath as well as the generous room proportions and useful utility room. Located in the heart of the village within walking distance to local shops, amenities and train station whilst being ideally positioned for all major network links to the northwest and beyond. The property is approached through timber gates over a paved patio area, leading to the front and side entrance providing more than ample space for al fresco dining.

There is a small garden to the rear which is laid to lawn in the main, fully enclosed by mature hedging.

### Directions

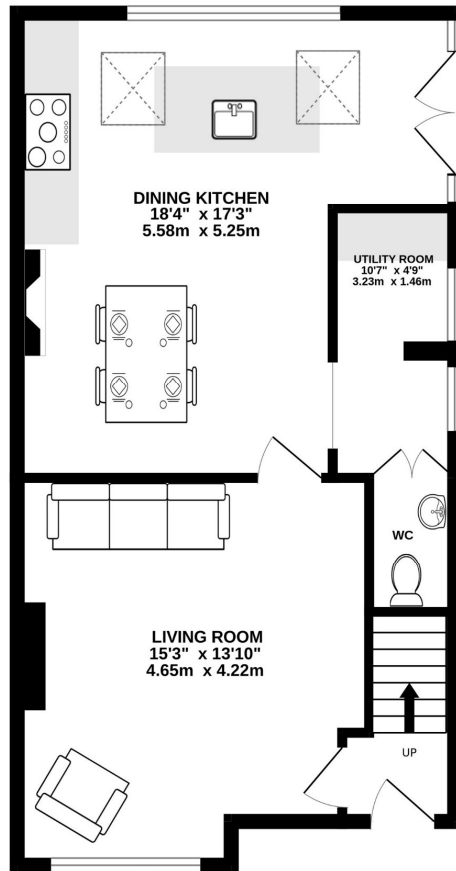
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford, pass the Egerton Arms public house on the left and the gated entrance to the property will soon be seen on your left just prior to Tatton Perk coffee shop.

- Beautifully presented semi-detached cottage situated in a lovely location
- Short walk to local amenities & train station
- Spacious living accommodation
- Living, dining kitchen
- Utility room
- Downstairs WC
- Two generous bedrooms
- Bathroom
- Courtyard & small lawned garden

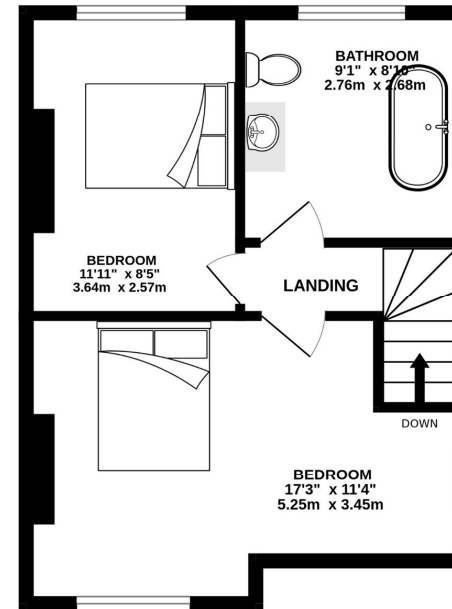
**Postcode** – SK11 9AS  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band C  
**EPC** - TBC



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

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