

Chelford

Chillingham Close

IRLAMS of Knutsford



Chelford, SK11 9FZ

Chillingham Close

£325,000







The Property

This immaculately presented two-bedroom, two-bathroom terraced property has been beautifully maintained by the current owners, offering well-balanced, light and spacious living accommodation finished in a modern style. Particular mention must be made of the fantastic bedroom proportions, modern family bathroom and spacious open-plan living/dining room, complete with French doors opening onto the rear garden. The property also benefits from a contemporary kitchen and convenient downstairs WC. Located in a lovely position in the heart of the village, the property forms part of the popular Cricketers Green development and is just a short stroll from local amenities, whilst being ideally positioned for major transport links across the North West and beyond. The property is approached over a paved, double-width driveway providing ample off-road parking. The rear garden is a lovely feature of the property, laid mainly to lawn with well-stocked borders containing a wealth of plants and foliage, and fully enclosed by timber fencing.

A flagged patio area provides the ideal setting for alfresco dining and enjoying the private aspect.

Directions

From Knutsford Town Centre proceed along Toft Road (A50). Take the left turn onto Goughs Lane and at the roundabout turn right onto Chelford Road (A537) and continue through Ollerton & Marthall. After passing Chelford Farm Supplies on your right turn right into Highland Drive and left into Chillingham Close where the property will soon be seen.

- Immaculately presented terraced property
- Situated in a lovely location
- Open plan living, dining room
- Kitchen with integrated appliances
- Downstairs WC
- Two generous bedrooms
- Bathroom
- Private, enclosed garden
- Off road parking
- No chain

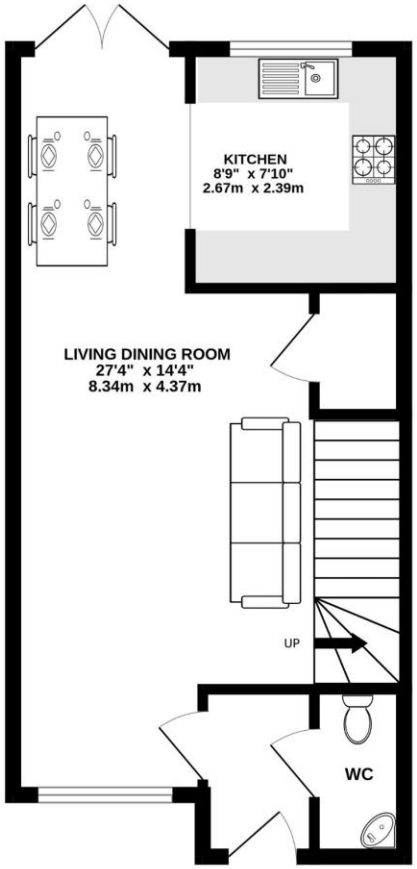
Postcode – SK11 9FZ
Tenure – Leasehold
999 year Lease/ Annual Service Charge £110.00/Ground Rent £260
Local Authority – Cheshire East
Council Tax – Band C
EPC - B



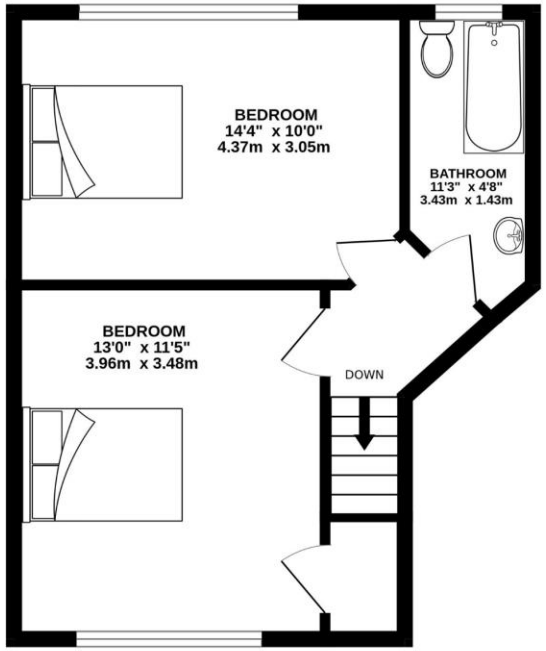




GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.

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