

10 Townfield Place, Chelford, Cheshire, SK11 9GG

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A unique opportunity to be the first to live at this superb new build property in the village of Chelford. Boasting two bedrooms, garaging and parking.

The accommodation in brief consists of: Entrance hall, Cloaks room, Kitchen, Living Dining Room with French doors opening to the rear.

To the first floor there are two bedrooms with fitted wardrobes and a family bathroom.

Externally the rear garden is mainly laid to lawn with a paved patio area. To the front there is a single garage with a up and over door and a parking space in front. Available now, Part Furnished

Ground Floor

Entrance Hall 3m x 1.08m (9' 10" x 3' 7"): Pendant light, radiator, wood effect flooring, stairs to first floor, doors off to;

Cloak Room 1.53m x 0.83m (5' 0" x 2' 9"): Low level WC, pedestal wash hand basin, radiator, down lights and wood effect flooring.

Kitchen 3.06m x 1.78m (10' 0" x 5' 10"): Upvc double glazed window to front, fitted with a modern range of white high gloss wall and base units with work surfaces over to splash backs, inset stainless steel single drainer sink unit, 4 ring gas hob with oven under and extractor hood over, built in fridge freezer, dish washer and washing machine, down lights, kick board heater, power points and wood effect flooring.

Living Dining Room 4.02m x 3.9m (13' 2" x 12' 10"): Upvc double glazed french doors with windows to side, down lights, radiator, power points, TV aerial point, useful under stairs storage cupboard.

First Floor

Bedroom One 3.35m x 2.54m (11' 0" x 8' 4"): Upvc double glazed windows to rear, built in wardrobe with sliding mirror fronted doors, radiator, power point and TV aerial point.

Bedroom Two 3.89m x 2.55m (12' 9" x 8' 4") max: Upvc double glazed windows to front, radiator, power points and built in wardrobe.

Bathroom 1.83m x 1.83m (6' 0" x 6' 0"): Fitted with a modern white suite comprising of panelled bath with mains fed shower over with glazed shower screen, low level WC, wash hand basin, towel radiator, down lights, extractor fan, tiled floor and part tiled walls.

Outside

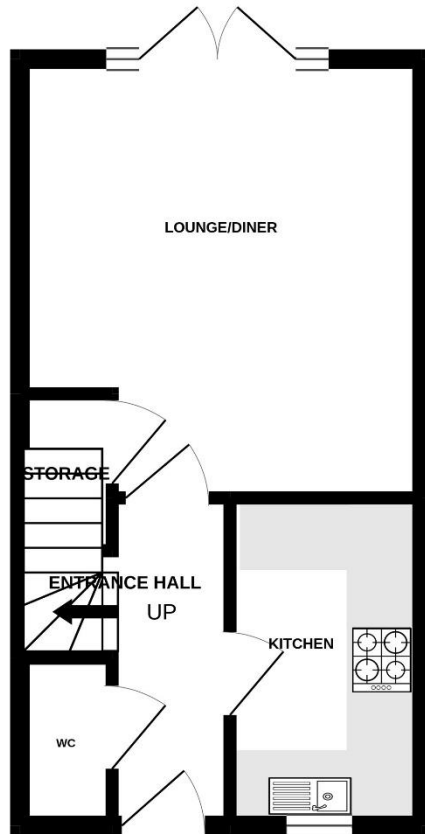
Garage: Single garage with up and over door with parking space in front.

Rear Garden: Paved patio and path way, mainly laid to lawn.

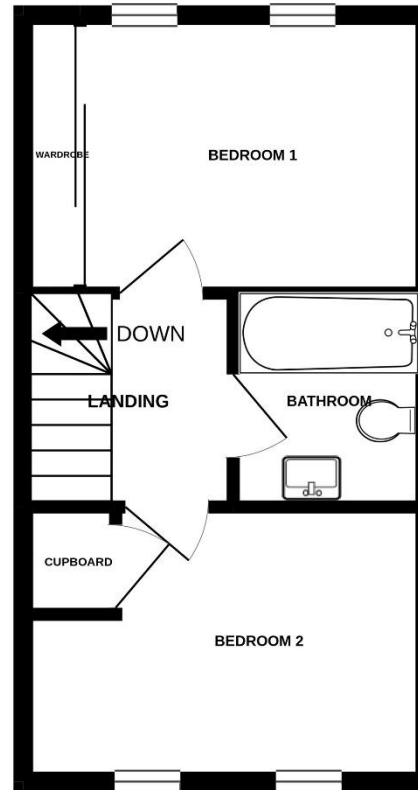
Location: The property is conveniently placed for the local facilities of Chelford village which include a small shop and a renowned butcher, a primary school and church. Chelford railway station is on the Manchester to London line. The more extensive facilities of Macclesfield, Knutsford, Wilmslow and Alderley Edge village are also easily accessible and are within 5-10 minutes' drive. Alderley Edge centre offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the first turning left into Ryley's Lane. Continue along Ryley's Lane which becomes the Chelford Road and after approximately 2 miles once reaching the Chelford roundabout turn right into Chelford village. On coming into Chelford village take your second right onto Dixon Drive and then the second right again, into Meadow End Road. Then take a right hand turn onto Townfield Place where the property can be found on the right hand side.

GROUND FLOOR



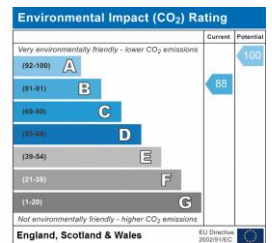
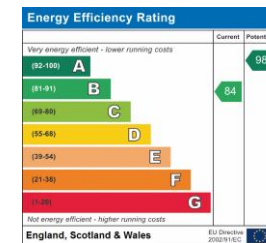
1ST FLOOR



TOTAL FLOOR AREA : 614sq.ft. (57.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are approximate

While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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