









## 12 Smallbrook Close

Chelford

An immaculately presented 2-bed semi-detached home in Chelford's Galloway Grange. Built in 2021 by David Wilson Homes. 2 parking spaces with EV charging point. Modern kitchen, spacious lounge, 3-piece bathroom, cul-de-sac location, warranty. Ideal for first-time buyers, downsizers, or investors. Close to village amenities and train station to Manchester City Centre.

Council Tax band: C

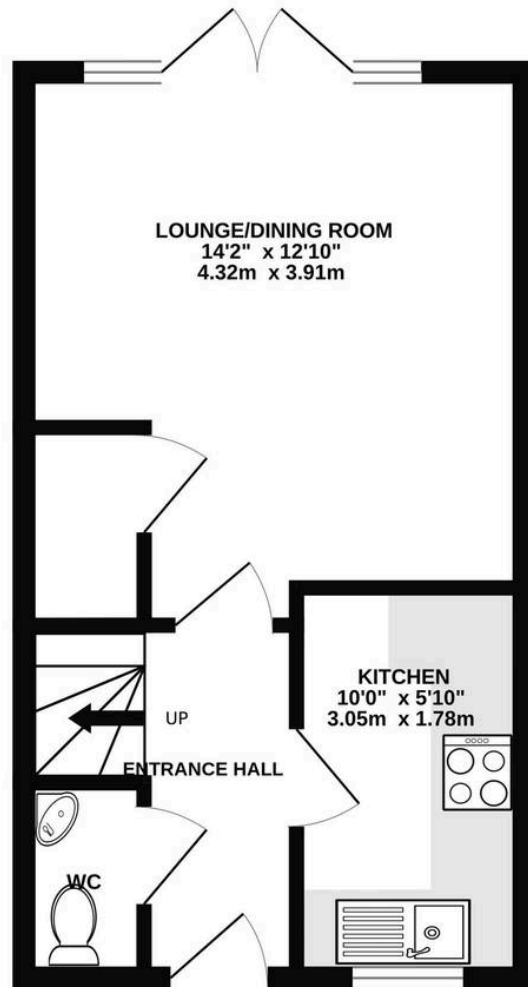
Tenure: Freehold

EPC Energy Efficiency Rating: B

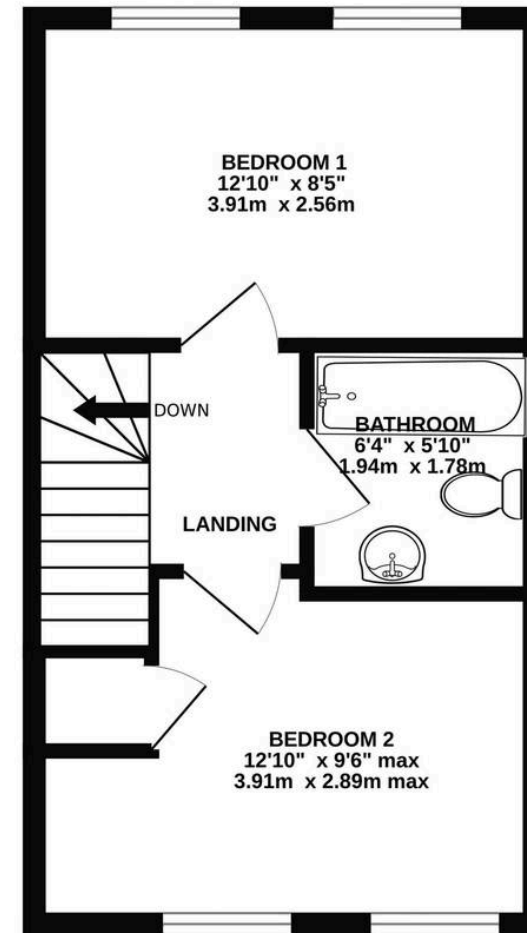
- No onward chain
- Stylishly finished and immaculately presented accommodation
- Just over 2 years old and still under warranty
- Two generous bedrooms sharing a modern bathroom
- Inviting entrance hall with downstairs WC
- Parking for two with EV charging point
- Generous rear garden with pleasant views



**GROUND FLOOR**  
298 sq.ft. (27.7 sq.m.) approx.



**1ST FLOOR**  
298 sq.ft. (27.7 sq.m.) approx.



**TOTAL FLOOR AREA : 596 sq.ft. (55.4 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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