

102 Knutsford Road  
Alderley Edge, Cheshire, SK9 7SW



*mosley jarman*



## 102 Knutsford Road, Alderley Edge, Cheshire, SK9 7SW

**£345,000**

An attractive two-bedroom period mid terrace home which has beautiful views to the rear over greenbelt.

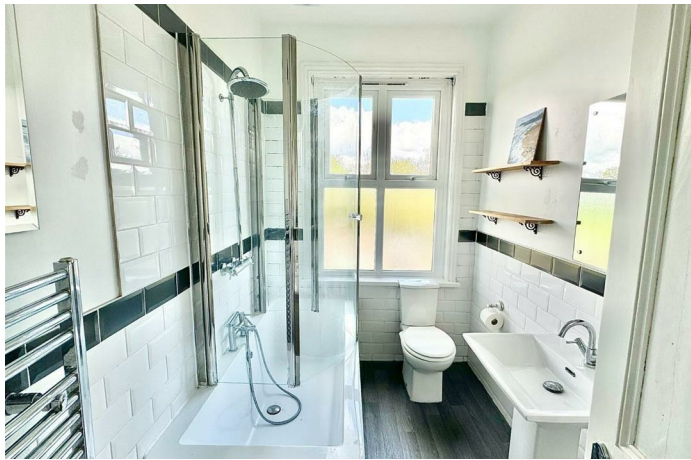
The house retains period style features and character which include picture rails, cornice and fireplaces.

The accommodation includes an enclosed porch, living room (with open fire and shelving in the alcoves), dining room (with Oak flooring, period cupboards, understairs storage cupboard and French doors open to the rear) and a kitchen (fitted with modern Shaker style units, tiled splash backs and integrated appliances). The first floor reveals a landing, main double bedroom (with built in wardrobe), second bedroom (with built in wardrobe) and a bathroom (fitted with modern white sanitary ware which includes a bath with shower fittings over and a glass shower screen). In addition, there is a large basement which is accessed externally which provides excellent storage and has light and power.

Double glazed and gas fired central heating. No vendor chain.



- Attractive two-bedroom period mid terrace home
- Retaining period style and character
- Two reception rooms and modern kitchen (with Shaker style units and integrated appliances)
- EPC rating – D
- Freehold
- Semi-rural location within a short drive of Wilmslow, Alderley Edge and Knutsford
- Detached garage and parking for two cars
- Large basement accessed externally
- Council Tax Band – D
- No vendor chain



### The Grounds & Gardens

There is a gated garden frontage and a good sized private rear garden which is not overlooked. There is off road parking for two cars which is accessed from Beswicks Lane. The rear garden is laid to lawn with a paved patio and timber garden shed.

### The Location

Situated in a semi-rural location which is within a short drive of Wilmslow, Alderley Edge and Knutsford. There is an open playing field and Chorley Hall playground located at the end of the row of houses.

### Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water

flooding.

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage\*\*: Mobile coverage with EE & Three.

Parking: Off road parking to the rear of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold

\* Information provided by GOV.UK.

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

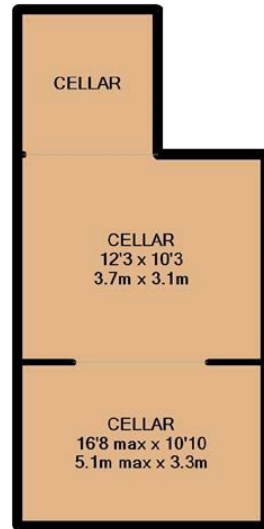
Postcode: **SK9 7SW**

What 3 Words: **president.chose.pebt**

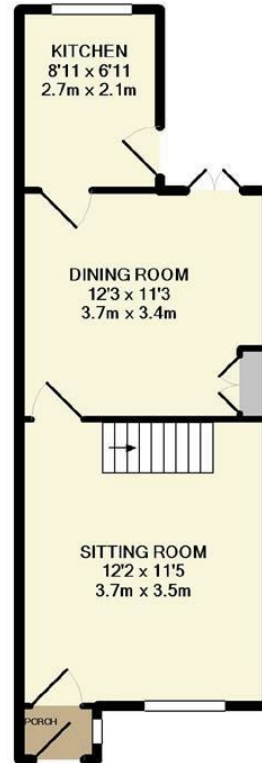
Council Tax Band:

EPC Rating: **D**

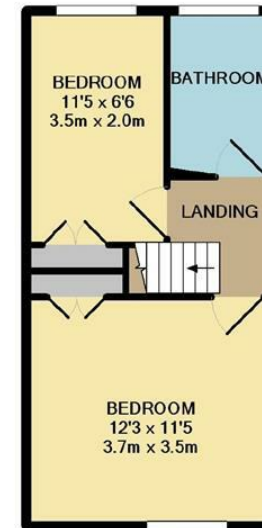
Tenure: **Freehold**



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.