

31 Elm Crescent

Alderley Edge, SK9 7PQ



mosley jarman



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£340,000

This three bedroom mid-terrace home comprises of an entrance hallway leading to a generous living room (with bay window overlooking the rear garden) and dual aspect dining kitchen with modern fitted cabinets, butcher block style worksurface, integrated oven, hob & extractor fan.

Stairs ascend to the first floor where there are two generous double bedrooms & a good size single third bedroom. The family bathroom has a white bathroom suite (with bath & separate shower).

The property is fully double glazed throughout and is heated by gas fired central heating, powered by combination boiler.



- Three bedroom family house
- No vendor chain
- Very large rear garden
- Walking distance of the village & train station
- Excellent potential to extend to rear
- Tenure - Freehold



Location

Located in the desirable area of Alderley Edge, this property provides a perfect blend of suburban tranquillity and urban convenience. The property is located within close walking distance to the heart of Alderley Edge Village with its wide selection of amenities, shops, restaurants & bars and in close proximity to Alderley Edge train station

Gardens & Grounds

Externally there are gardens to front and rear, the rear garden is West facing, enclosed & mainly laid to lawn with a patio & brick built stores. The garden is larger than average size & offers potential to extend and develop the property further.

Important Information

Council Tax Band: C

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. 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, O2 & Vodafone limited).

Parking: On street parking available.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: There is step free access to the front and rear of the property.

Tenure: To be confirmed.

* 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 7PQ**

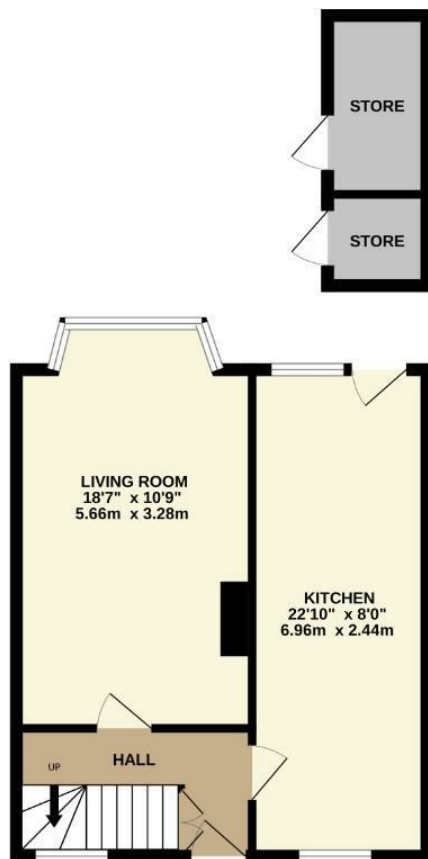
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Council Tax Band: **C**

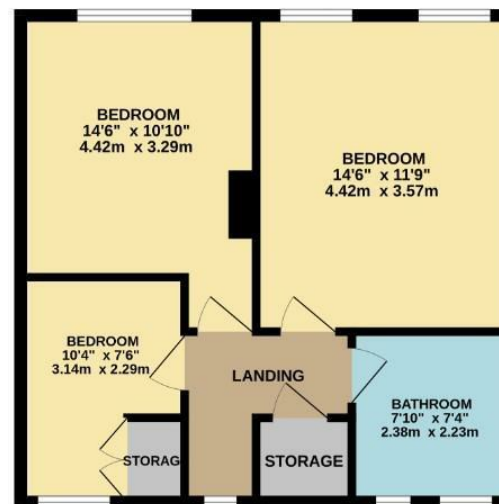
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.5 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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