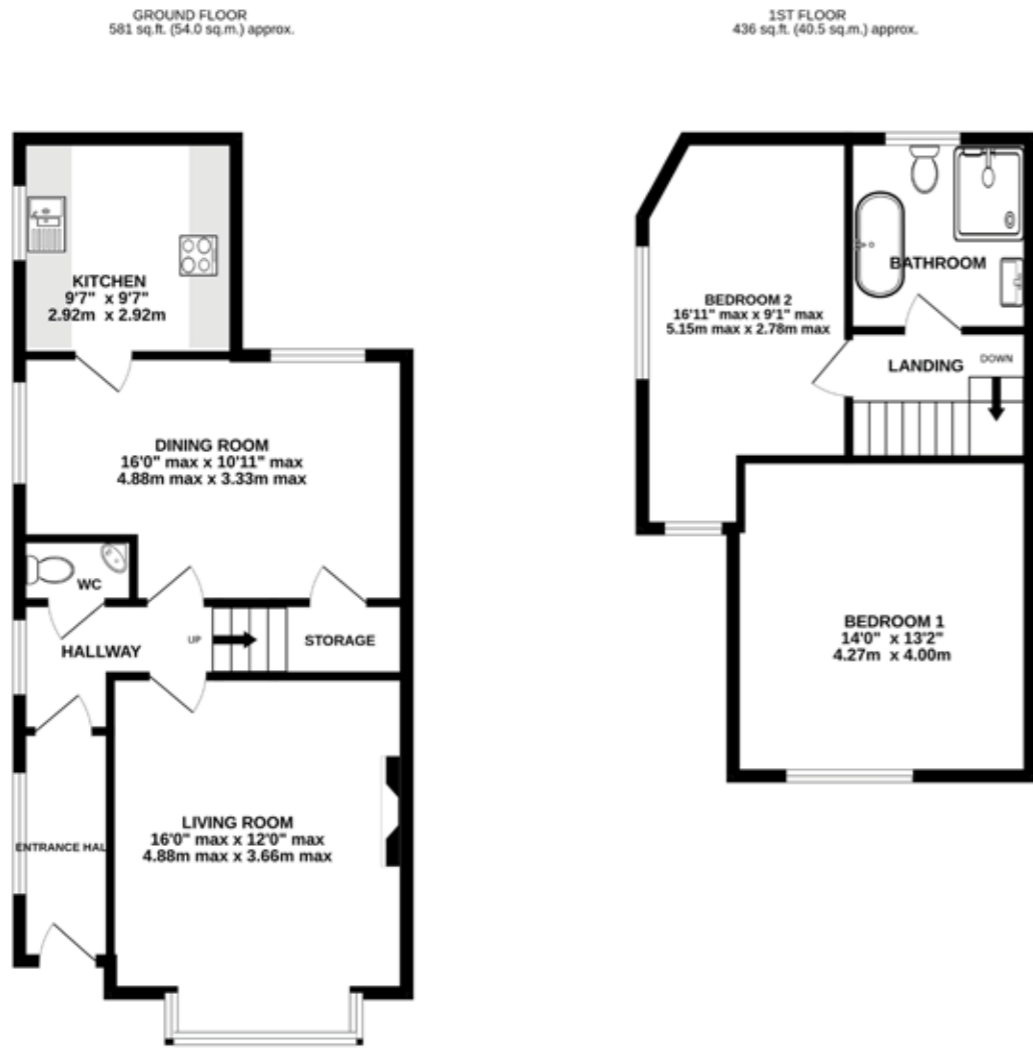


14 KNUTSFORD ROAD
Alderley Edge
£450,000



TOTAL FLOOR AREA: 1071sq.ft. (99.5 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.
 Made with Metagen ©2023



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

An attractive period cottage boasting well-presented and stylish accommodation in a sought after semi-rural location close to both Wilmslow and Alderley Edge. Two double bedrooms, superb contemporary bathroom, landscaped West facing garden and off-road parking.

Wilmslow
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Delightful Period Property
- Beautifully Presented Interior
- Two Large Double Bedrooms
- Stylish Refitted Bathroom

- Two Generous Reception Rooms
- Landscaped Rear Garden With Indian Stone Paving
- Off-Road Parking
- Sought After Semi-Rural Location Close to Alderley Edge And Wilmslow

£450,000

14 KNUTSFORD ROAD

Alderley Edge



This superb period cottage offers a generous corner plot with thoughtfully extended and well-presented accommodation situated in a sought after location within easy reach of both Alderley Edge and Wilmslow. The property itself boasts a stylish and modern interior and comprises internally; welcoming entrance hallway with downstairs wc, a good size living room with attractive ceiling coving, feature fireplace and an attractive South facing bay-window. A large dining room with garden views and additional storage leads to a separate refitted modern kitchen which provides door access to the rear garden and completes the ground floor accommodation.

To the first floor there is a galleried landing which provides access to the two generous sized double bedrooms, both offering fitted wardrobes. A stylish refitted bathroom with free-standing bath and separate shower serves both bedrooms. The property also comes with a substantial loft which, subject to permissions, could be converted to provide a further bedroom with en-suite. Externally to the rear there is a good-size landscaped courtyard garden with Indian stone paving, walled boundaries, composite decking and a private parking space.

LOCATION

Conveniently situated within easy reach of both Wilmslow and Alderley Edge centres with their excellent range of shops including many independent retailers, general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area including Wilmslow and Alderley Edge Golf Clubs.

DIRECTIONS

Sat-Nav: SK9 7SD

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN