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SALE

Rooftops

Sales Letting & Management



Oakfield Road, Alderley Edge, SK9

*** No Chain ***

Driveway parking

Close to the train station

Ideal Investment

Enclosed rear garden

Energy Efficiency Rating C

NO CHAIN AND IDEAL INVESTMENT!! This neat and tidy end Quasi-semi is set in a lovely leafy location on a popular and well established residential development in Alderley Edge. Close to local convenience stores, the train station and excellent schools. Comprising; hallway leading through to the lounge which has a living flame gas fire, kitchen/diner with gas hob, electric oven, dishwasher, washing machine, under counter fridge and freezer. First floor; two bright and spacious double bedrooms, a single bedroom and family bathroom with shower over the bath. Enclosed garden to the rear and driveway parking to the front. Energy Efficiency Rating C.

Asking Price

£295,000

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Hallway

Double glazed front door with brass furnishings, double glazed window to the side elevation, carpet flooring, central ceiling light, radiator, power points.

Lounge

14'1" (4m 29cm) x 13'2" (4m 1cm)

Wooden door painted white with two etched glazed panels in top section, brass door handles, uPVC double glazed bay window to the front elevation, fireplace with living flame gas fire, carpet flooring, central ceiling light, wall lights, radiator, TV aerial, power points.

Kitchen/Diner

16'3" (4m 95cm) x 9'0" (2m 74cm)

Wooden door painted white with two glazed panels in top section and brass door handles, double glazed uPVC window to the rear elevation, double glazed uPVC window to the side elevation, inset spot lights, a range of wall and base units with mottled laminate work surfaces, chrome sink and mixer tap, four ring gas hob, electric oven, dishwasher, washing machine, under counter fridge and freezer, vinyl flooring, double glazed uPVC door with glazed panel to the side elevation.

Bedroom one

12'5" (3m 78cm) x 9'9" (2m 97cm)

Wooden door painted white with chrome handles, double glazed window to the front elevation, central ceiling light, fitted wardrobes with louvered doors and built shelving area and hanging rail, carpet flooring, central ceiling light, radiator, power points.

Bedroom two

11'5" (3m 47cm) x 9'8" (2m 94cm)

Wooden door painted white with chrome handles, double glazed uPVC window to the rear elevation, carpet flooring, central ceiling light, built in cupboard with two shelves and a hanging rail radiator, power points.

Bedroom three

9'8" (2m 94cm) x 7'9" (2m 36cm)

Wooden door with chrome handles, double glazed uPVC window to the front elevation, central ceiling light, carpet flooring, radiator, power points.

Bathroom

Wooden door painted white with chrome handles, obscure double glazed uPVC window to the rear elevation, walls part tiled part painted, light grey wooden effect laminate flooring, bath with shower over, wash hand basin, low level WC, chrome ladder

Floorplans



style radiator.

Outside space

To the front there is a driveway leading to the front and side of the property. To the rear there is an enclosed rear garden mostly laid to lawn with mature planting and bushes.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.