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SALE

Rooftops

Sales Letting & Management



Meadscroft Drive, Alderley Edge, SK9

NO CHAIN

Charming and Spacious

Enviably Located

Ideal Investment

Mature Southerly Gardens

Energy Efficiency Rating C

Located on an exclusive small development of individually designed detached houses and only a short walk to the centre of Alderley Edge village. The motorway networks, Manchester International Airport and commuter rail links are close to hand. Comprising; large spacious hallway, WC, fitted kitchen with electric hob, oven and grill, dishwasher and American style fridge freezer, utility room, dining area with French doors to the rear garden, dining room with built in wall units, spacious lounge with feature fireplace. First floor; master bedroom with walk in dressing room and En-Suite, two double bedrooms, single bedroom, family bathroom with shower cubicle, bath, wash hand basin and low level WC. To the front there is driveway parking and a double garage, gated access to the enclosed rear garden. To the rear there is a patio area and mature planting and bushes. Energy Efficiency Rating C. PP.

Asking Price

£1,300,000

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Entrance hallway

Wooden door with chrome furniture, inset spot lights, carpet flooring, radiator, power points.

WC

Wooden door with chrome handles, central ceiling light, extractor fan, low level WC, wash hand basin, carpet flooring.

Kitchen

41'8" (12m 70cm) x 10' (3m 4cm)

Wooden door with chrome handles, double glazed window to the rear elevation, a range of wall and base units with work surfaces over, double sink with mixer taps, electric oven, hob and grill, dishwasher, American style fridge freezer, vinyl flooring, central ceiling light, radiator, power points.

Dining area

9'2" (2m 79cm) x 7'10" (2m 38cm)

Archway from kitchen to the dining area, double glazed French doors to the rear elevation, vinyl flooring, central ceiling light, radiator, power points.

Utility Room

9'4" (2m 84cm) x 6'3" (1m 90cm)

Wooden door with chrome handles, range of wall and base units with work surface over, chrome sink and mixer tap, wooden door with glass panes to the side elevation, washing machine, central heating boiler, radiator, power points.

Dining Room

9'2" (2m 79cm) x 7'10" (2m 38cm)

Wooden door with chrome handles, double glazed window to the front elevation, built in wall units, carpet flooring, central ceiling light, wall lights, radiator, power points.

Lounge

15'7" (4m 74cm) x 19'5" (5m 91cm)

Wooden door with chrome handles, double glazed windows to the front and rear elevations, feature fireplace, inset spot lights, carpet flooring, radiators, power points.

Stairs and landing

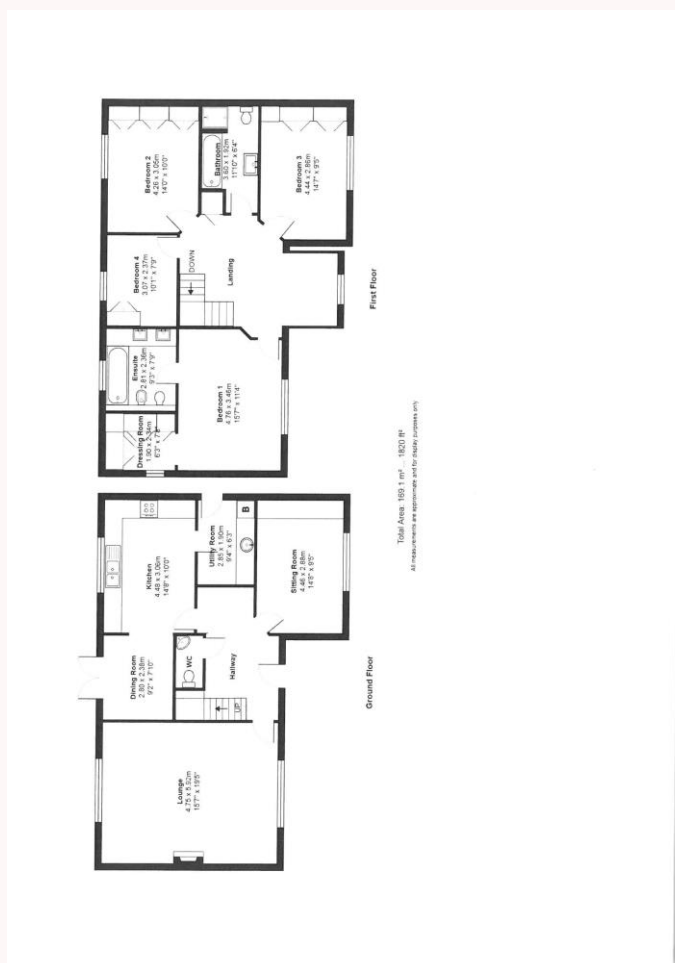
Wooden balustrades and banisters, double glazed window to the front elevation, inset spot lights, carpet flooring, loft hatch, radiator, power points.

Master bedroom

15'7" (4m 74cm) x 11'4" (3m 45cm)

Wooden door with chrome handles, double glazed window to the front elevation, built in wardrobes,

Floorplans



central ceiling light, radiator, power points.

Walk in dressing room

6'2" (1m 87cm) x 7'8" (2m 33cm)

Double glazed window to the side elevation, range of built in wardrobes, central ceiling light, carpet flooring, radiator, power points.

En-Suite

9'3" (2m 81cm) x 7'9" (2m 36cm)

Wooden door with chrome handles, double glazed window to the rear elevation, tiled walls, bath, two wash hand basins set in a vanity unit, low level WC, low level bidet, inset spot lights, radiator.

Bedroom two

14' (4m 26cm) x 10' (3m 4cm)

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

Bedroom three

14'7" (4m 44cm) x 9'5" (2m 87cm)

Double glazed window to the rear elevation, built in wardrobes, vanity unit, central ceiling light, carpet flooring, radiator, power points.

Bedroom four

10'1" (3m 7cm) x 7'9" (2m 36cm)

Wooden door with chrome handles, double glazed window to the rear elevation, built in wardrobes and vanity unit, central ceiling light, carpet flooring, radiator, power points.

Bathroom

11'10" (3m 60cm) x 6'4" (1m 93cm)

Wooden door with chrome handles, tiled walls, vinyl flooring, inset spot lights, shower cubicle, bath, wash hand basin, low level WC, ladder radiator.

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.