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**SALE**

# Rooftops

**Sales Letting & Management**



## *Thirlmere Close, Alderley Edge, SK9*

\*\*\* No Chain \*\*\*

Cul de Sac Position

Garage

Spacious Bungalow

Wrap Around Garden

Energy Efficiency Rating D

LET THE SUN SHINE IN ... A TRULY DELIGHTFUL BRIGHT AND ROOMY BUNGALOW OCCUPYING AN ENVIABLE CUL-DE-SAC LOCATION!! GREAT ACCESS TO TRAIN STATION / SCHOOLS / THE VILLAGE!! This spacious three bed-roomed detached bungalow is a just short walk from Alderley Edge, the local park and well regarded state and private schools. Situated in a quiet and attractive residential area it comprises; entrance vestibule, lounge with patio doors overlooking the front and French doors to the rear, electric fire. Dining room. Modern kitchen with electric oven, dishwasher and integrated fridge. Conservatory, washing machine and separate dryer. Master bedroom with fitted wardrobes, second double bedroom with en-suite shower, third single bedroom. Family bathroom with shower over. Energy Efficiency Rating D. Garden. Separate Garage and integrated garden tool shed. Parking for 3 / 4 cars. GCH. PF.

Asking Price

**£525,000**

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### **Entrance porch**

Wooden door with glass panes and chrome furniture, tiled flooring, further wooden door with chrome handles leading to the lounge.

### **Lounge**

*20'11" (6m 37cm) x 10'11" (3m 32cm)*

Double glazed windows to the front and side elevations, double glazed French doors to the rear elevation, laminate flooring, feature fireplace, central ceiling light, low level radiators, power points.

### **Dining Room**

*11'0" (3m 35cm) x 9'6" (2m 89cm)*

Archway from lounge, double glazed window to the front and side elevations, continuation of laminate flooring, inset spot lights, obscure window to the kitchen, low level radiators, wall lights, power points.

### **Kitchen**

*13'9" (4m 19cm) x 7'2" (2m 18cm)*

Wooden door with chrome handles, a range of white high gloss wall and base units with marble effect work surfaces, one and a half sink with mixer taps, electric cooker with oven and grill, integrated dishwasher, integrated fridge, tiled flooring, walls part tiles part paint, two double glazed windows to the rear elevation, wooden door with glass panel to the rear elevation, inset spot lights, power points.

### **Conservatory**

Double glazed with French doors to the rear elevation, tiled flooring. Washing machine and tumble dryer, power points.

### **Master bedroom**

*14'10" (4m 52cm) x 10' (3m 4cm)*

Wooden door with chrome handles, double glazed windows to the side and rear elevations, bank of fitted wardrobes, central ceiling light, carpet flooring, low level radiators, power points.

### **Bedroom two**

*8'6" (2m 59cm) x 10' (3m 4cm)*

Wooden door with chrome handles, double glazed windows to the side and rear elevation, carpet flooring, central ceiling light, low level radiator, power points.

### **Bedroom three**

*11'6" (3m 50cm) x 10'4" (3m 14cm)*

Wooden door with chrome handles, double glazed window to the rear elevation, carpet flooring,

### Floorplans



central ceiling light, radiator, power points.

#### **En-Suite**

Wooden sliding doors with glass panels, central ceiling light, vinyl flooring, tiled walls, corner shower cubicle, wash hand basin, low level WC.

#### **Bathroom**

Wooden door with chrome handles, double glazed window to the side elevation, tiled floors and walls, bath with shower over, wash hand basin, low level WC, vanity units, ladder radiator, wall lights.

#### **Outside space**

To the front of the property there is driveway parking for 2 - 3 cars plus a separate garage including lighting and power points, mature planting and bushes, leading to the enclosed rear garden, mostly laid to lawn with a patio area and mature planting and bushes. There is also a integrated garden tool shed.

#### **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.