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**SALE**

# Rooftops

**Sales Letting & Management**



## Wood Gardens, Alderley Edge, SK9

\*\*\* NO CHAIN \*\*\*

Communal Gardens

Well appointed kitchen

Ideal Investment

Close to local amenities

Energy Efficiency Rating D

Ideally located and presented in a superb condition. This one bedroom apartment is located within a popular residential area within close proximity of Alderley Edge village, the train line, A-34, motorway links, Manchester International Airport and is an ideal first home or or buy-to-let opportunity. Comprising; communal entrance, stairs to the third floor, private entrance hallway, open plan kitchen - lounge, double bedroom, bathroom with shower over the bath. To the rear there are well maintained communal gardens. Energy Efficiency Rating D. Council tax band B. PF.

OIRO

**£155,000**

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### Hallway

Laminate flooring, central ceiling light, storage cupboard for washing machine and dryer, video intercom, power points.

### Kitchen

12' (3m 65cm) x 7'6" (2m 28cm)

Range of wall and base units and breakfast bar with marble effect work surfaces, chrome sink and drainer, double glazed window to the front elevation, central ceiling light, tiled flooring, radiator, power points.

### Lounge

15'4" (4m 67cm) x 12' (3m 65cm)

Double glazed window to the rear elevation, laminate flooring, central ceiling light, radiator, power points.

### Bedroom

12' (3m 65cm) x 12' (3m 65cm)

Double glazed window to the rear elevation, carpet flooring, central ceiling light, built in storage cupboard, loft access, radiator, power points.

### Bathroom

Obscure double glazed window to the front elevation, tiled floors and walls, central ceiling light, ladder radiator, bath with shower over, wash hand basin, low level WC, extractor fan.

### Outside area

Externally, to the rear, there is are communal gardens that are mostly laid to lawn for the enjoyment of residents and their guests. To the front there is on road parking.

### 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

### Floorplans



exchange of contracts.