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SALE

Rooftops

Sales Letting & Management



Broadacre Place, Alderley Edge, SK9

No Chain

Ideal Investment

Ideally Located

Off-road parking plus visitors' spaces

Modern development

Energy Efficiency Rating D

NEW TO THE MARKET!!. This bright and airy end mews property is set in a very small and select development and has a lovely feel. There are great walks close by and easy access to Wilmslow, Alderley Edge, Knutsford and Mobberley. Comprising; entrance hall, kitchen diner with gas hob and electric oven, dishwasher, fridge freezer and a washer dryer. Cloakroom and WC. The lounge with living flame gas fire and French doors leading to the enclosed rear garden. First floor; double bedroom with fitted wardrobes and En-Suite shower room, second double bedroom with fitted wardrobes, study or single bedroom, family bathroom with shower over bath. Energy Efficiency Rating D. Council tax band E. Enclosed rear garden with gate to parking area. 1 allocated parking space. PF.

Guide Price

£387,500

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Entrance hallway

Wooden door with two glass panes, wooden flooring, central ceiling light, double glazed window to the side elevation, radiator, power points, alarm panel.

Kitchen

Wooden door with chrome handles, tiled flooring, double glazed window to the front elevation, inset spot lights, a range of wall and base units with mottled work surfaces over, chrome sink and drainer, integrated gas hob, electric oven, dishwasher, washing machine and fridge freezer, radiator, power points.

WC

Wooden door, tiled flooring, inset spot lights, low level WC, pedestal wash hand basin, radiator, extractor fan.

Lounge

Wooden door with chrome handles, wooden flooring, two ceiling lights, French doors to the rear elevation, double glazed window to the rear elevation, fire surround with living flame gas fire, two radiators, power points, built in storage cupboard.

Stairs and landing

Carpet flooring, central ceiling light, loft hatch, double glazed window to the side elevation, white wooden banister and balustrades, power points.

Master bedroom

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

En-Suite

Wooden door with chrome handles, tiled flooring, inset spot lights, low level WC, pedestal wash hand basin, shaving point, extractor fan.

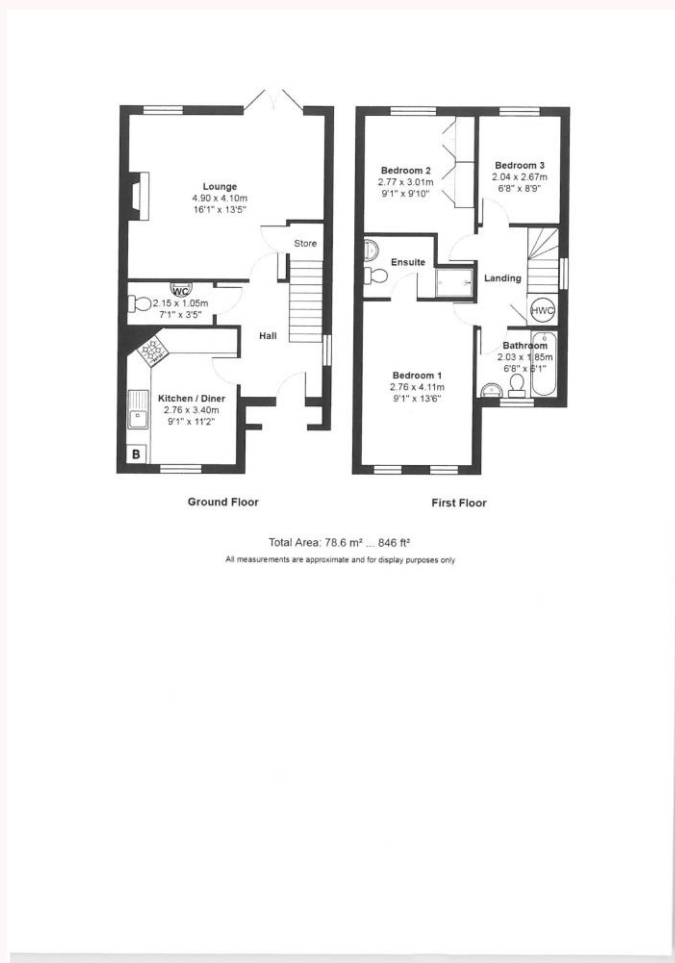
Bedroom two

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

Bedroom three

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

Floorplans



Bathroom

Wooden door with chrome handles, tiled flooring, double glazed window to the front elevation, bath with shower over, low level WC, pedestal wash hand basin, radiator, shaving point, extractor fan.

Outside space

To the front there is a small enclosed garden and to the rear there is an enclosed garden with patio area.

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 statements 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 to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, 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.