

LEASEHOLD



House - Mid Terrace

**34B KNUTSFORD
ROAD, ALDERLEY
EDGE, SK9 7SF**

£460,000

FEATURES

- Equidistant from Alderley Edge centre & Wilmslow village
- Chain free
- Recently refurbished throughout
- Private garden to the front & rear
- Designated off road parking
- Close proximity to excellent transport links



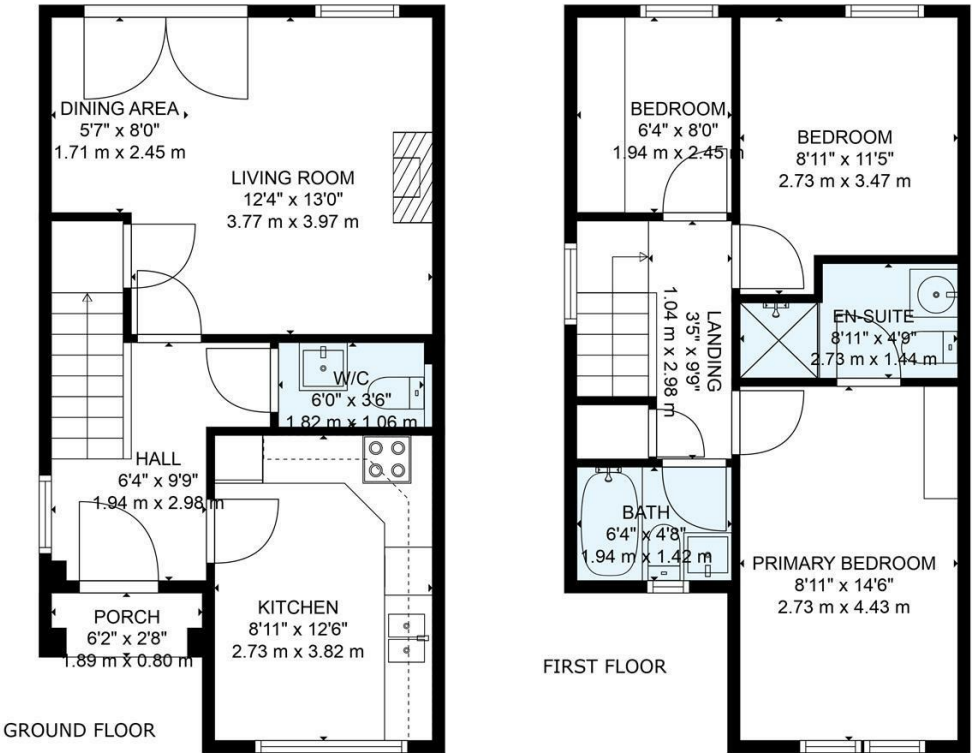
ACOBAS

3 Bedroom House - Mid Terrace located in Alderley Edge

This beautifully finished end mews home was constructed in 2001 by the premier developer McLean Homes and is presented in immaculate condition throughout. It features three bedrooms, two bathrooms, and private parking, all whilst being equidistant from Alderley Edge village & Wilmslow centre.

Ground Floor

Enter into a bright hallway with a large kitchen adjacent, boasting top quality gloss contemporary style base and wall units, deep granite work surfaces and integrated appliances. Followed by a stunning lounge dining room with large windows, classic style gas fireplace and double french doors leading out into the modernised garden. A convenient cloakroom and W.C complete the lower level.



TOTAL: 842 sq. ft, 78 m2
GROUND FLOOR: 421 sq. ft, 39 m2, FIRST FLOOR: 421 sq. ft, 39 m2
EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2
WALLS: 92 sq. ft, 8 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Council Tax Band
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

