

*Jordan* fishwick

4 WOODLEIGH COURT ALDERLEY EDGE SK9 7QR  
Guide Price £379,950

## 4 WOODLEIGH COURT ALDERLEY EDGE SK9 7QR

This stunning and contemporary first floor apartment has been skilfully renovated by the current owner. Having been remodelled over recent years this sleek and stylish home has been transformed into a most splendid residence of considerable merit. The internal accommodation comprises in brief: entrance hall, downstairs cloakroom with utility, stunning re-fitted kitchen, dining room, living room with French doors leading to the balcony, two good sized double bedrooms and a stylish shower room. Externally there are well tended gardens and parking. The property also benefits from its own garage. Viewings essential to fully appreciate.

### Entrance Hallway

Stairs to first floor, storage cupboard.

### Cloakroom

Low level wc, wall mounted wash hand basin, uPVC double glazed frosted window to front, opening to utility area.

### Utility

Space for washing machine.

### Kitchen

10'5 x 9'0

Stunning re-fitted kitchen with a range of base and matching wall mounted units, range of fitted 'Caple' appliances including cooker and oven, integrated dishwasher, one and a half bowl composite sink and drainer, integrated fridge freezer, uPVC double glazed window to rear, radiator.

### Dining Room

12'8 x 8'8

Spacious dining area with ample space for dining table and chairs, uPVC double glazed window to rear, radiator, opening to living room.

### Living Room

18'2 x 12'8

Spacious living room with media wall with downlighting and stunning electric fireplace, uPVC double glazed French doors leading to balcony, two uPVC double glazed windows to front, radiator.

### Bedroom One

13'3 x 12'9

Good sized double bedroom with fitted wardrobes, uPVC double glazed window to front, radiator.

### Bedroom Two

11'7 x 9'8

Further double bedroom with uPVC double glazed window to rear, radiator.

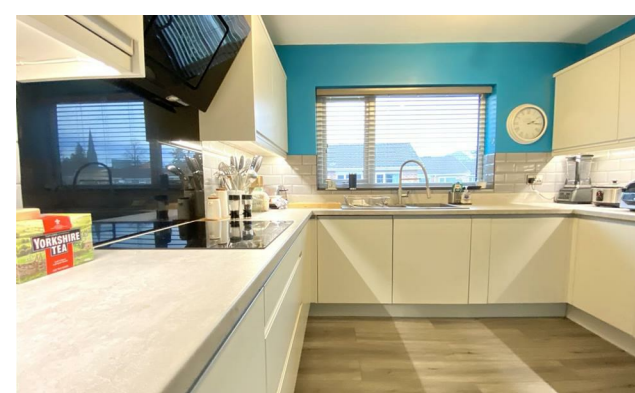
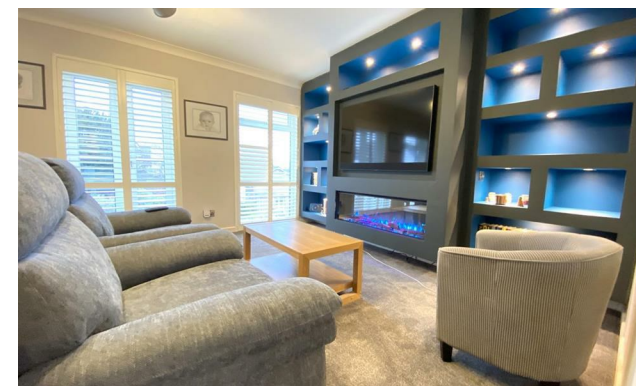
### Bathroom

Stylish bathroom with walk-in shower cubicle with rainfall style shower head, low level wc, wall mounted wash hand basin with vanity unit under, uPVC double glazed frosted window to rear, ladder style radiator, tiled flooring.

### Outside

Externally there are well tended gardens and parking. The property also benefits from a garage.

### Garage



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	