



jordan fishwick

Silverdale Sand Lane, SK10 4TS
PCM £3,500 PCM

Sand Lane Nether Alderley SK10 4TS

£3,500 PCM



AVAILABLE NOW PART FURNISHED - VIEWING RECOMMENDED TO APPRECIATE

Silverdale is a substantial detached bungalow commanding a generous and enviable position within close proximity of open countryside whilst being only a short drive to Alderley Edge village.

This fabulous family home has just undergone some refurbishment to include redecoration and new carpets and offers spacious accommodation in a semi rural location.

With highly popular local primary schools only a short drive away this property is sure to be a popular choice. Entrance porch, reception hallway, cloakroom and W.C, double doors lead through to a large living room with an expansive set of floor to ceiling windows, modern fitted kitchen with arch to inner hallway with doors to patio area, utility room with access to garage and second reception room with an extremely pleasant outlook over the rear garden.

All four bedrooms offer generous proportions being double bedrooms with the principle bedroom having an ensuite bathroom. There is also a family bathroom and separate wet room.

The integral garage has two separate electric double up and over doors with internal measurements of approx 23ft x 21ft max.

To the rear of the property there is a mature, leafy and private garden which is laid mainly to lawn with evergreen perimeter hedging and mature trees. There is also a central paved courtyard with patio. To the front of the property there is a sweeping blocked paved driveway offering off road parking and direct access to the garages.

Contact Wilmslow 01625 536300 £3500.00pcm


EPC D

COUNCIL TAX G



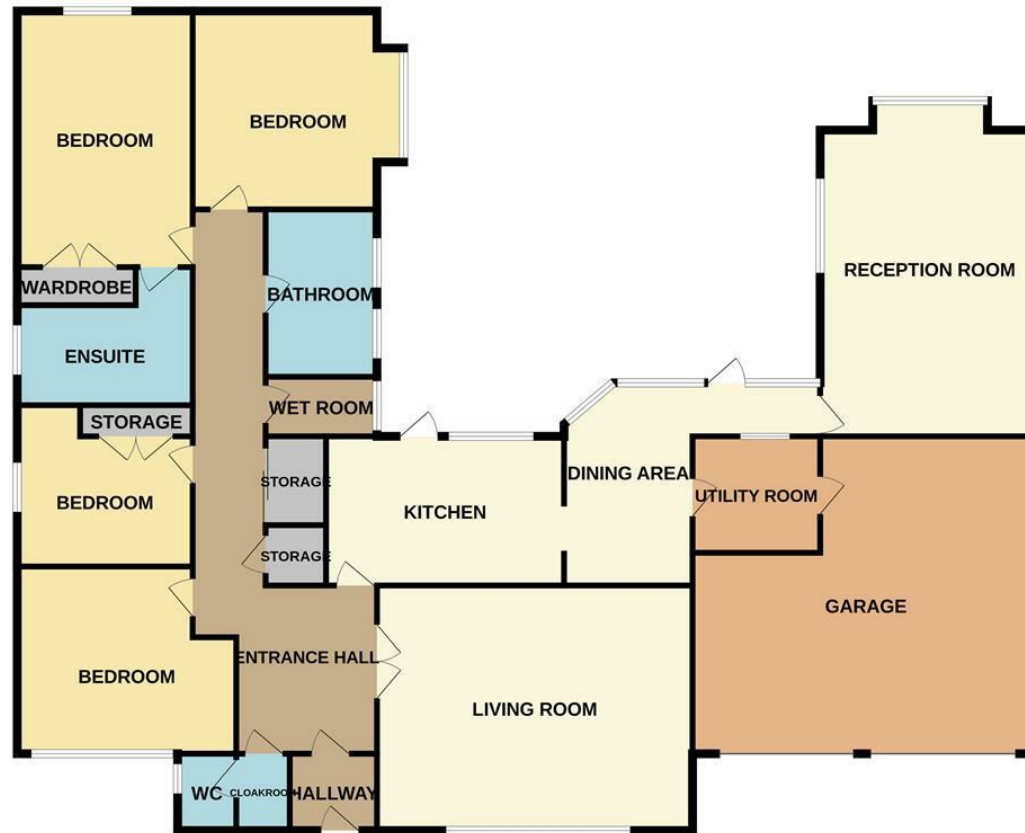
- Bungalow
- Semi Rural Location
- Leafy and private garden
- Large plot
- Excellent potential



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
2696 sq.ft. (250.4 sq.m.) approx.



TOTAL FLOOR AREA : 2696 sq.ft. (250.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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