



Jordan fishwick

Silverthorn Alderley Road, SK10 4QN
Guide Price £995,000



Alderley Road Mottram St Andrew

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Introducing Silverthorn - A four bedroom detached property with separate detached converted barn. Situated within the idyllic village of Mottram St Andrew, the property benefits from a semi rural location with stunning views to both the front and rear whilst maintaining close proximity to both Prestbury and Alderley Edge villages. The key features to this unique property are the sizable plot, its stunning gardens and views to the countryside and 'The Edge'. Most importantly for those buyers with vision, there is an opportunity to improve and modernise the main residence whilst having the additional option to enhance, develop and maximise the potential of the separate detached and partially converted barn. In brief the property comprises: four reception rooms, downstairs WC and kitchen to the ground floor, with access to the basement. Located on the first floor, there are four bedrooms and a bathroom. The detached barn comprises a hallway, two large additional rooms to the ground floor with a staircase leading to the first floor accommodation, which comprises a kitchen, bathroom and two further rooms. The property is offered to the markets with No Vendor Chain. what3words location is 'insist.couch.stint'



Porch
UPVC double glazed porch providing access via an internal glazed door to the reception hallway

Reception Hall
13'3 x 13'8
This large reception room has a bay window to the front aspect. Staircase providing access to the first floor accommodation. Understairs, storage cupboard. Wall mounted radiator.

Living Room
20' x 15'
A further large reception room with feature open fireplace. Large sliding patio doors providing access to the rear garden. Wall mounted radiator. Access to the basement. Access to the kitchen

Downstairs WC
Low-level WC. Pedestal wash hand basin. Radiator. Window to the side aspect

Side Porch
Useful storage space. Glazed windows

Dining Room
14'2 x 11'9
A well proportioned reception room benefiting from having a corner UPVC double glazed window providing views to the rear garden. UPVC double glazed door with access to the patio and rear garden. Wall mounted radiator.

Basement
Useful storage area.

Landing
Access to the first floor accommodation.

Bedroom One
14'4 x 14'8
UPVC double glazed windows to the side and rear aspect. Wall mounted radiator. Wash hand basin. Wardrobes providing storage.

Bedroom Two
15'7 x 11'3
Further generously proportioned double bedroom with UPVC double glazed window to the rear aspect. Wash hand basin. Fitted wardrobes providing storage. Radiator

Bedroom Three
13'8 x 9'7
A well proportioned double bedroom with window to the front aspect. Fitted wardrobe providing storage.

Bedroom Four
13'6 x 6'8
Windows to front aspect. Storage cupboard housing the gas boiler

Bathroom
The bathroom is fitted with a traditional bathroom suite, comprising a low level WC, pedestal wash and basin with tiled splashback, bidet and bath. Airing cupboard housing the immersion heater. Window to the side aspect. Radiator

DETACHED BARN

Entrance Hallway
External door providing access to the entrance hallway. Staircase to the first floor. Access to room one

Room One
15'9 x 16'
Belfast sink with taps. Electric radiator access to room two. Window to the side aspect

Room Two
16 x 13
Two windows to the rear aspect. Barn doors.

Landing
Access to the first floor accommodation. UPVC double glazed window to the side aspect

Room Three
16' 11'6
Windows to the rear and side aspect

Room Four
16' x 8'8
UPVC double glazed window to the front aspect storage cupboard

Kitchen
8'8 x 7'
Fitted kitchen. Sink unit. Space for a cooker. UPVC double glazed window to the side aspect


Bathroom
Traditional three piece bathroom suite. UPVC double glazed window to side aspect

OUTSIDE
A generous garden to both front rear and side. Mature borders. Stunning views. Timber shed for storage. Paved patio. Off road parking for a number of vehicles



- Period Detached Property
- Separate partially converted detached barn
- Amazing views
- Semi rural location
- Four bedrooms
- Modernisation required
- Amazing potential
- No Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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