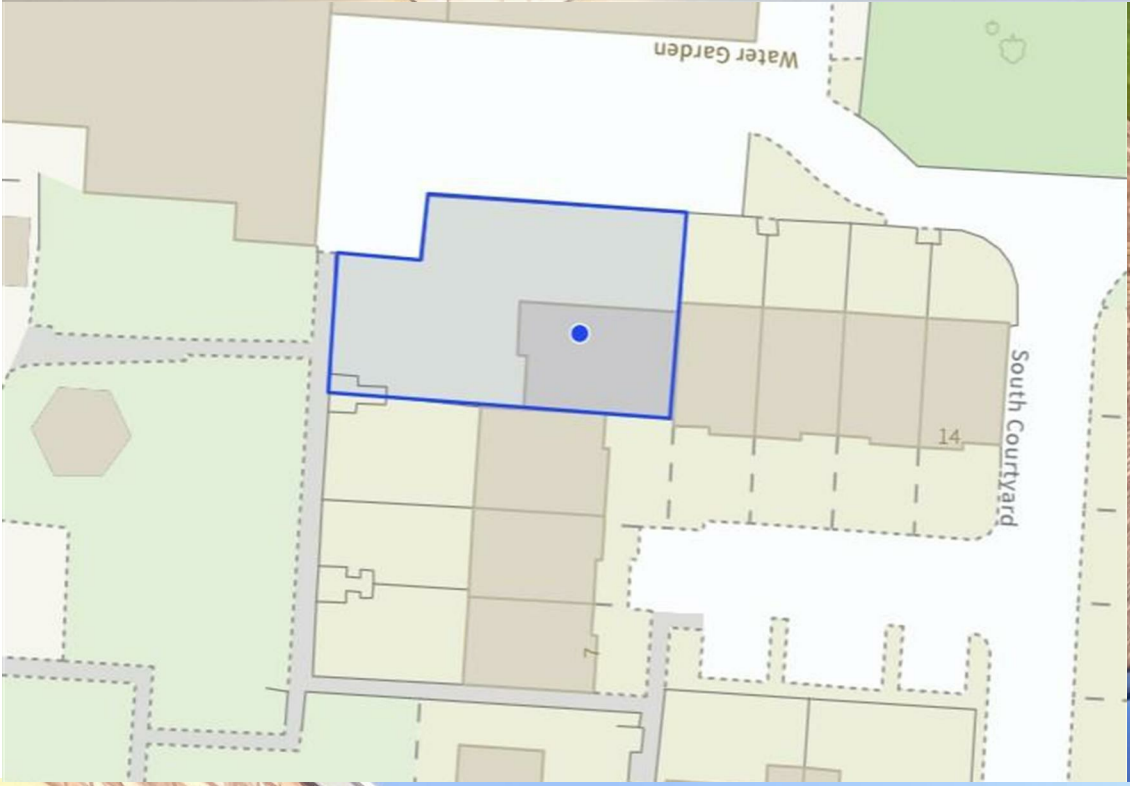


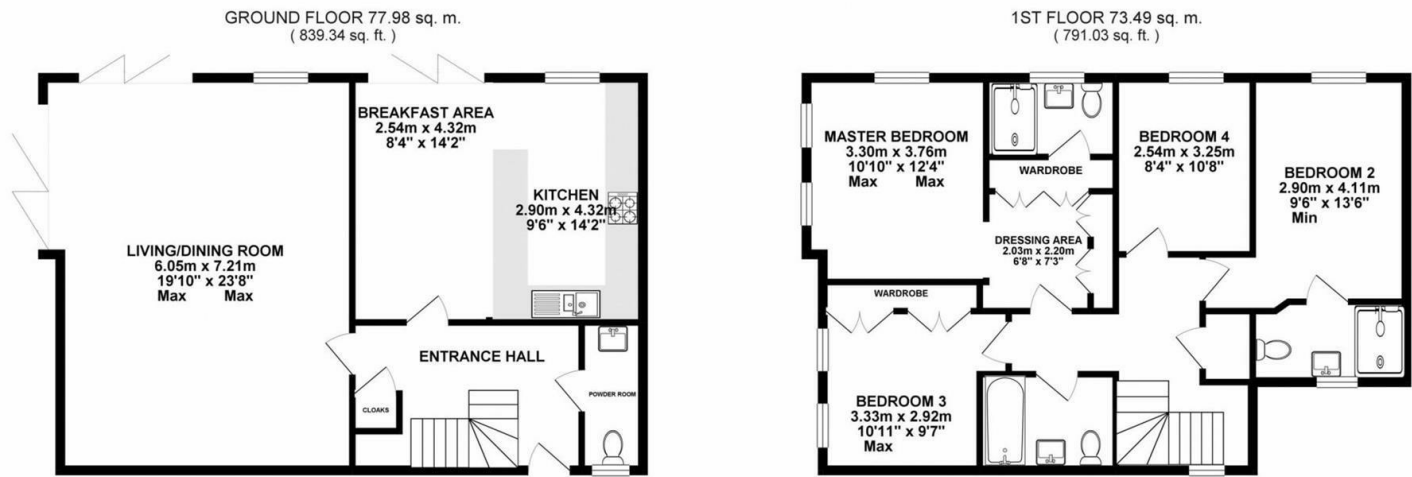


**jordanfishwick**

10 SOUTH COURTYARD CONGLETON ROAD NETHER  
Guide Price £799,950

10 SOUTH COURTYARD CONGLETON ROAD NETHER

Set within the prestigious and historic Quarter of Alderley Park is this exquisite property, meticulously crafted by the highly regarded and renowned developer 'P J Livesey'. This contemporary property epitomises elegance and is nestled in the corner of the South Courtyard boasting a magnificent and private rear garden. Surrounded by the sprawling beauty of Alderley Park, South Courtyard affords residents access to over 400 acres of picturesque parkland, offering idyllic walks and recreational opportunities amidst nature's splendour. Internally the property offers generous and modern reception rooms which are light, and well proportioned being fitted with quality fittings and modern Bi fold doors allowing access and views and taking full advantage of the rear garden. The first-floor accommodation features four bedrooms, the principle bedroom has both a dressing room and ensuite shower room. Bedroom two also has access to private ensuite all of which has been fitted to the highest of standards.



- Alderley Park Location
- Four Bedrooms
- Corner position
- Large rear Garden
- High end finish
- Stunning Mews
- Residents Parking
- Beautiful Setting

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |