



jordanfishwick

10 GAIL CLOSE ALDERLEY EDGE SK9 7PG
Guide Price £525,000

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Nestled in the sought-after village of Alderley Edge, this beautifully modernised three bedroom home offers contemporary living in one of Cheshire's most desirable locations. The property is conveniently located within walking distance of Alderley village, the train station and popular schools and within convenient access of "The Edge" a beautiful National Trust area.

Step inside and you're welcomed into a inviting entrance hallway. The downstairs accommodation comprises in brief, a stylish downstairs WC, practical utility room and a cosy living room to the front aspect, complete with modern finishes such as a bay window and black feature fireplace. The beautifully designed open-plan kitchen diner and snug area blends both practical and stylish living. The space comprises many complementing features, such as wall and eye level cabinets, island unit with sleek matching worktops and inviting snug area with UPVC french doors, perfect for family time. The upstairs offers a functional family living space with three sizeable bedrooms and modern family bathroom which boasts a fashionable charm with green splashback tiles, free standing bath tub and walk in shower with black-framed shower screen.

Externally, the property offers off road parking for multiple vehicles to the front aspect and access to the rear /side garden and the private front door entrance. The low maintenance garden is well maintained with most areas being laid to artificial grass as well as patio areas for seating and separate garage for storage. Viewings Essential.



- Desirable Location
- Three Bedrooms
- Open Plan Kitchen Diner
- Downstairs WC
- Stylish Family Bathroom
- Private Rear Garden
- Ample off road parking

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