



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 17, Knutsford Road, Alderley Edge, Cheshire, SK9 7SD

A beautifully presented 3 bedroom semi-detached period property, with off-road parking and open aspect to the rear, close to Alderley Edge and Wilmslow.

Or Nearest Offer £636,000

Constructed of brick, this lovely three bedroom semi-detached property offers the discerning purchasers the opportunity to acquire a well presented family home, with delightful open aspect to the rear and within easy reach of Alderley Edge and Wilmslow.

The accommodation briefly comprises, to the ground floor: Open porch, entrance hall, cellar, living room, dining room and kitchen. To the first floor, the landing allows access to three bedrooms and a family bathroom. A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and style of this wonder period home.

To the front off the property is a lawn with borders and a gravel driveway for off-road parking. The side access leads to a pretty rear garden with a lawn with beds and borders of mature and specimen shrubs and trees and a lovely open aspect over countryside beyond.

Alderley Edge village centre offers a wide range of high quality shops, suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities and good local schools, which cater for children of all ages. Ideal for the commuter, the area is particularly well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service, with Inter-City links at nearby Wilmslow. Access points to the national motorway network and Manchester International Airport are all within 20 minutes drive of the property.

**DIRECTIONS:** From Alderley Edge village centre, continue on London road in the direction of Wilmslow, passing straight over the first roundabout. At the second roundabout, take the first exit onto Knutsford Road. Continue to the mini roundabout taking the second exit to continue on to Knutsford where the property can be located after a short distance on the left hand side.

## ACCOMMODATION

### GROUND FLOOR

#### OPEN PORCH

With tiled floor

#### ENTRANCE HALL 14'02 x 6'09

With radiator, store cupboard, door to cellar, stairs to first floor.

#### CELLAR 26'05 x 8'11 (overall)

With access to rear garden.

#### LIVING ROOM 15'09 (into bay) x 14'01

With radiator, box bay window with stained glass panels, picture rails, opening through to:

#### DINING ROOM 13'01 x 11'09

With radiator, feature fireplace with wood and tiled surround and tiled hearth, picture rails.

#### KITCHEN 12'0 x 9'01

With base cupboards and drawers, wall cupboards and worktops, tiled splash backs, stainless steel sink and drainer unit, door to side access.

### FIRST FLOOR

#### LANDING 9'06 x 9'0

With radiator, picture rails.

#### BEDROOM ONE 14'10 x 13'02

With radiator, picture rails.

#### BEDROOM TWO 13'02 x 11'10

With radiator, built in cupboard, views over open countryside.

#### BEDROOM THREE 6'08 x 6'08

With radiator.

### BATHROOM 9'10 x 9'01

With pedestal wash hand basin, low level WC, panelled bath with overhead shower, heated towel rail, radiator.

### OUTSIDE

Lovely garden with open aspect to rear, as previously mentioned.

### Tenure

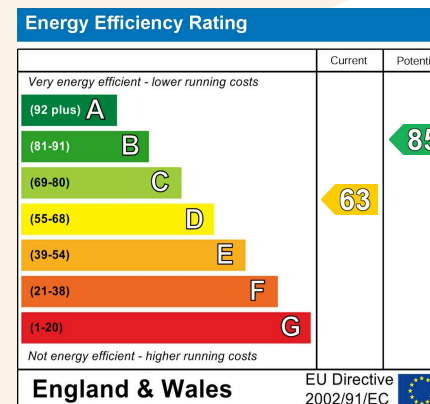
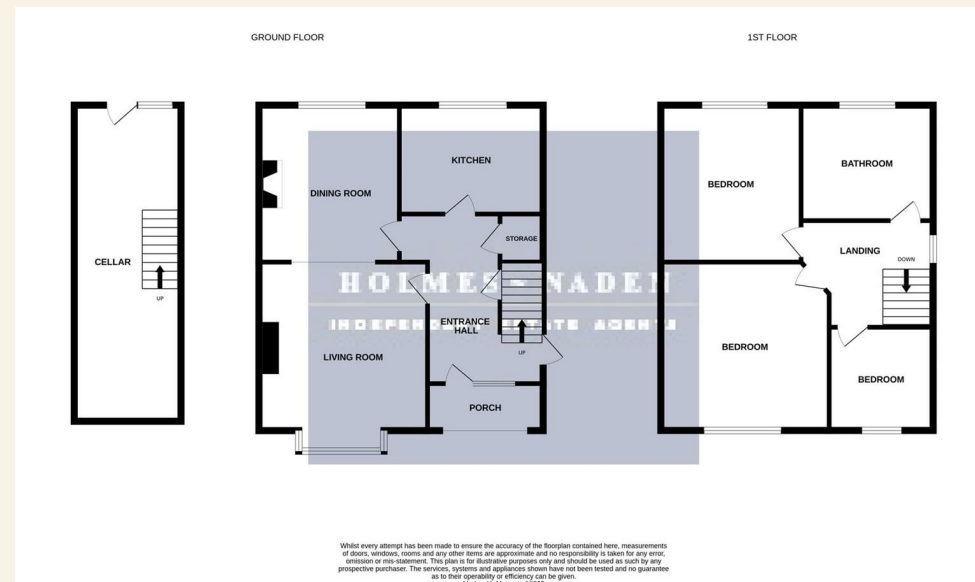
Freehold. Interested purchasers should seek clarification of this with their solicitor.

### Viewings

Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.



### PRESTBURY OFFICE:

THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254  
FACSIMILE: 01625 820019

### HEAD OFFICE:

16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445



### MISDESCRIPTIONS ACT 1967

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