



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

9, Orchard Crescent, Nether Alderley, Macclesfield, SK10 4TZ

A charming three bedroom semi-detached property occupying a quiet cul-de-sac location, backing onto open countryside yet within a short drive of Alderley village centre.

Guide Price £395,000

Constructed of brick, this well presented three bedroom semi-detached property offers the discerning purchaser a wonderful home, with no onward chain, enjoying a cul-de-sac location backing on to open countryside. The accommodation briefly comprises on the ground floor an entrance vestibule, WC, a 24ft Living/Family/Kitchen with new kitchen and built-in appliances, whilst on the first floor the landing allows access to three bedrooms and a recently fitted bathroom/WC. A gas fired central heating system has been installed.

The property enjoys a good sized rear garden laid mainly down to lawn, with borders, shrubs and patio areas. A special mention must be made to the views over the adjoining fields. To the front there is again, a lawn with borders and shrubs, and an adjacent driveway and hardstanding area allowing parking for three cars, with easy access to the garage.

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 the centre of Alderley Edge proceed up Congleton road and continue for approximately one mile turning right into Welsh Row. After a short distance, take the second turning right into Orchard crescent where the property can be found at the end of the cul-de-sac on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With radiator, engineered Oak flooring.

WC

With low level WC, wash hand basin with store cupboard below, radiator, engineered Oak flooring.

LIVING/FAMILY/KITCHEN

24'9" x 15'6" (overall)

Enjoying engineered Oak flooring, spacious living area, two radiators, under stairs storage, patio doors to garden enjoying the views, stairs to first floor, kitchen area with new shaker style kitchen units including base cupboards and drawers, wall cupboards and worktops, four ring ceramic hob with extractor hood, oven/grill, washing machine, dishwasher, sink unit, fridge and freezer, radiator, gas boiler.

FIRST FLOOR

LANDING

With access to roof space, large linen cupboard.

BEDROOM 1

10'4" x 8'10"

With radiator, fitted wardrobes, deep storage cupboard, lovely views.

BEDROOM 2

9'6" x 9'1"

With radiator.

BEDROOM 3

8'10" x 5'10"

With radiator.

BATHROOM/WC

With new suite, comprising of panelled bath, overhead shower, low level WC, wash hand basin with storage below, radiator/towel rail, tiled walls.

OUTSIDE

GARAGE

With up and over door.

GARDENS

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:

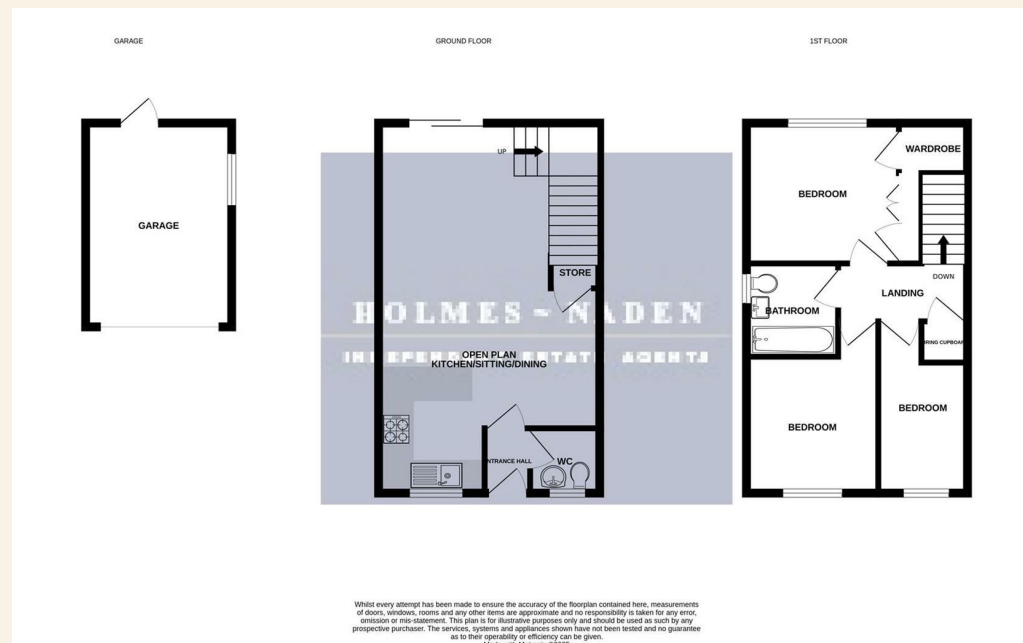
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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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



MISDESCRIPTIONS ACT 1967

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