



The Porchester Alderley Gardens, Alderley Park, Nether Alderley, Cheshire, SK10

AWD
An eye-catching townhouse offering flexible living space, ideal for growing families.

Offering an entirely open-plan ground floor layout, this home was designed for contemporary family living. The kitchen/ dining space provides integrated appliances and a breakfast bar, ideal for keeping tabs on the children over breakfast. Flowing to the family space, you'll find large bi-folding doors, which allow natural light to flow throughout the ground floor, creating a bright and airy space.

The first floor is home to the formal lounge area, ideal for cosy family evenings, alongside bedroom one, which comes complete with an en suite bathroom.

Bedrooms two and three are situated on the top floor, both of which are complete with en suite shower rooms and brilliant storage space.

- Open-plan ground floor layout
- Breakfast bar
- First floor lounge space
- Fully integrated appliances within kitchen
- Bi-folding doors to rear garden
- Three double bedrooms, all of which complete with own bathroom
- Single garage to plots 17, 18, 19 & 20

£684,950



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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