

24 Trafford Road
Alderley Edge



Andrew J Nowell
& Company



24 Trafford Road, Alderley Edge, SK9 7NT

An impressive five/six-bedroom Victorian semi-detached residence in the heart of Alderley Edge Village.

- Period Property
- Private Rear Garden
- Village Location
- Over 2,900 sqft

24 Trafford Road is an impressive Victorian residence in the heart of Alderley Edge Village. With spacious and versatile accommodation set across four floors with an abundance of charm and original character throughout.

Features of particular note on the ground floor include the large living room (with bay window and feature fireplace) and the breakfast kitchen with traditional shaker units, granite worksurfaces and integrated appliances. In addition, on the ground floor is the spacious hallway with original Minton tiles and the dining room with large fireplace and bay window.

To the lower ground floor is a cloakroom WC, utility room, family room/media room and storage room.

To the first and second floor are five/six bedrooms and three bathrooms (two en-suite). The principal bedroom has an en-suite shower room and a full wall of fitted wardrobes. The sixth bedroom is currently used a study.







Externally the property is approached via a set of iron gates and a gravel driveway. Providing ample off road parking.

There is a good sized secluded rear garden which enjoys a south westerly aspect. The garden has a large stone flagged patio and lawned area, there are delightful mature trees, shrubs and well stocked borders.

Trafford occupies a highly desirable and sought after location in the heart of the village. Alderley village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Postcode – SK9 7NT

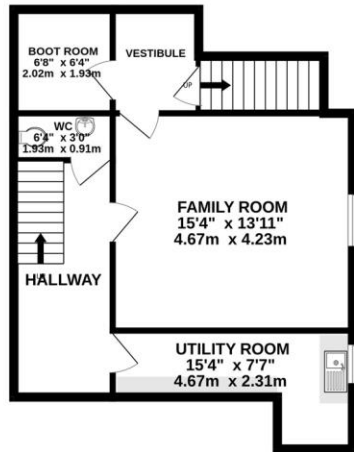
What 3 Words - [///output.bother.follow](https://output.bother.follow)

Council Tax Band – G

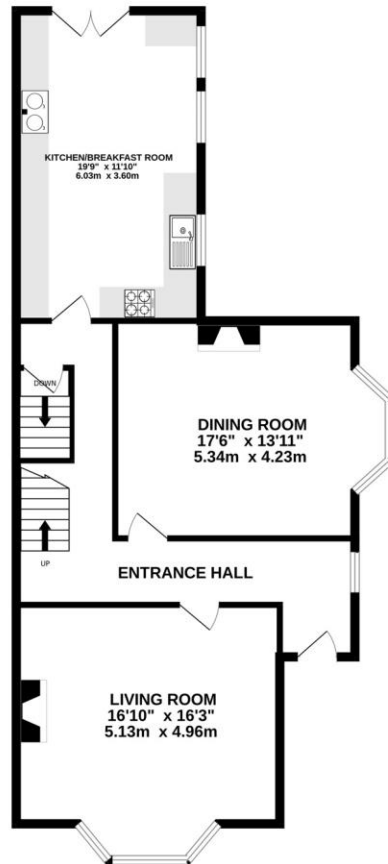
EPC Rating – TBC

Tenure – Leasehold

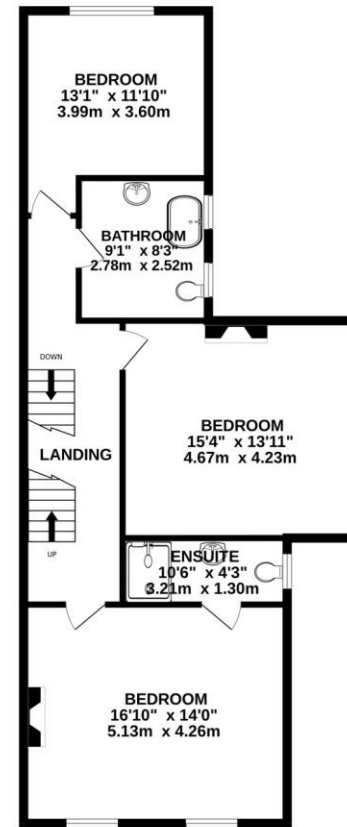




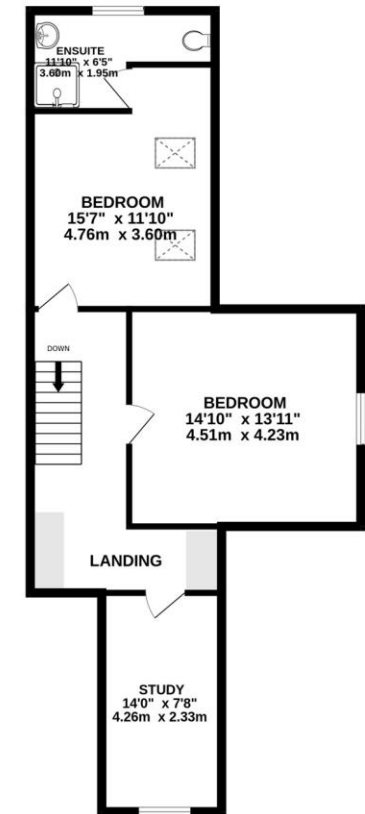
BASEMENT
516 sq.ft. (47.9 sq.m.) approx.



GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



2ND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

TOTAL FLOOR AREA : 2919 sq.ft. (271.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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