

18 Elmfield Road  
Alderley Edge



Andrew J Nowell  
& Company



## 18 Elmfield Road, Alderley Edge, SK9 7PJ

A three bedroom mid terrace home with open plan living within easy reach of the village centre.

- No Onward Chain
- Generous Garden
- Open Kitchen/Dining Room
- Walking Distance of the village

18 Elmfield Road is a spacious and well-balanced mid terraced home situated within easy reach of the village centre.

The house offers versatile accommodation throughout and the layout comprises: Entrance hall, Living room with bay window, open Kitchen Dining Room with contemporary units and large Rangemaster Hob.

Upstairs three well proportioned bedrooms and the family bathroom. The bathroom has contemporary fittings and bespoke tiling.

Externally the property is approached via a stone flagged front garden (which could be altered to create off road parking – subject to the necessary consent).

To the rear the property boasts a large garden with lawn, stone flagged patio and external store.





Elmfield Road occupies a desirable convenient location within easy reach of the village centre. The 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.

The property is offered for sale with No Onward Chain

#### Directions:

From our Alderley Edge Office continue down the main London Road towards Wilmslow, after crossing the railway bridge take the next right into Davey Lane. Continue along Davey Lane which becomes Elmfield Road. Continue past the shops and number 18 will be found after a short distance on the right-hand side.

#### Property Information

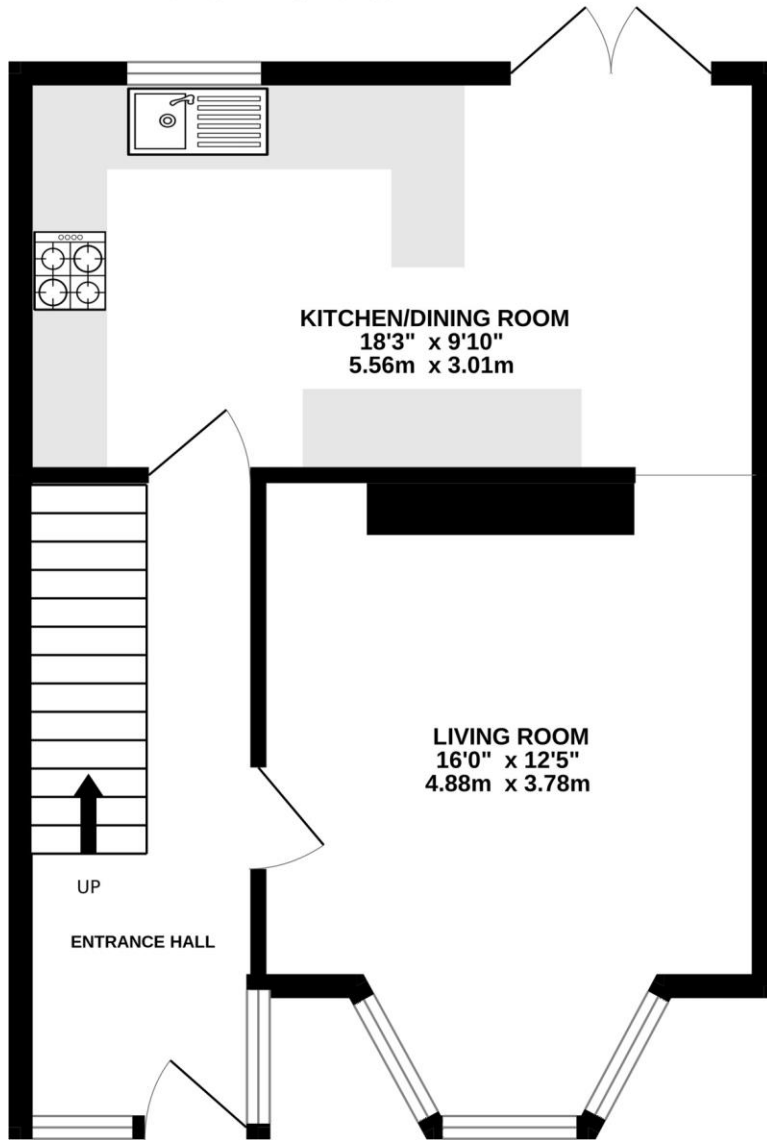
What 3 Words – [///laptop.fence.forks](https://laptop.fence.forks)

Council Tax – C

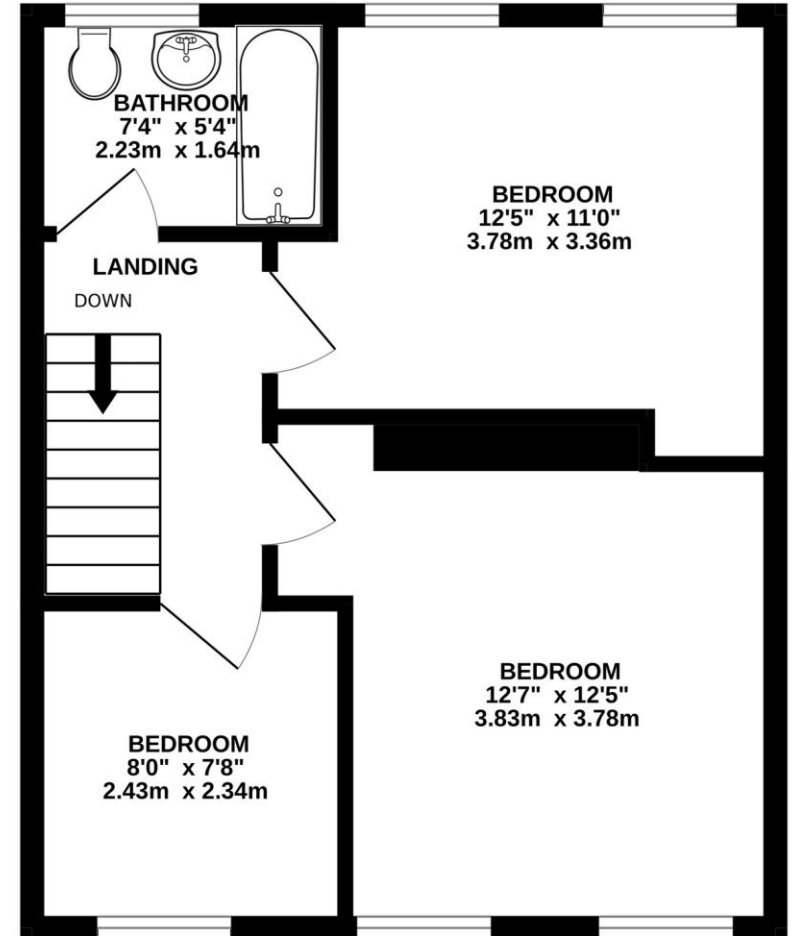
EPC Rating – C

Tenure – Freehold

**GROUND FLOOR**  
441 sq.ft. (41.0 sq.m.) approx.



**1ST FLOOR**  
402 sq.ft. (37.3 sq.m.) approx.



**TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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