

Bracken Rise  
Alderley Edge



Andrew J Nowell  
& Company





## Bracken Rise, Beechfield Road, Alderley Edge, SK9 7AU

A substantial detached bungalow, situated in a desirable location just a short walk from Alderley Edge village centre.

- Elevated Plot
- No Onward Chain
- Three Double Bedrooms
- Great Potential

Bracken Rise is a substantial detached bungalow, offering over 2000sqft of accommodation set in an elevated plot with mature gardens.

The property has well-balanced accommodation throughout and is now in need of modernisation offering the potential to be improved and remodelled (subject to the necessary consent).

The property has an open porch, leading to the split level entrance hallway, utility/boiler/storage room leading to an integral double garage. There are three double bedrooms, bathroom and a family shower room.

Steps lead up the split level hallway with an office area, cloaks/storage room, cloakroom with WC, family room, kitchen, dining room and a generous size lounge with stone fireplace and sliding patio doors to the garden.

Externally the property is approached via a driveway providing ample parking and leading to the double garage.

The gardens surround the property with an abundance of established trees and shrubs.







Beechfield Road is a highly desirable and sought-after location, just a short walk to the village centre. 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. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

To fully appreciate the potential of this superb home a viewing is highly recommended.

The property is offered for sale with no onward chain.

### Important Information

What 3 Words - [///shows.catch.reds](#)

Council Tax - G

EPC Rating - D

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Very low risk of Surface water flooding, very low risk of flooding from rivers or seas. Other types of flooding unlikely.

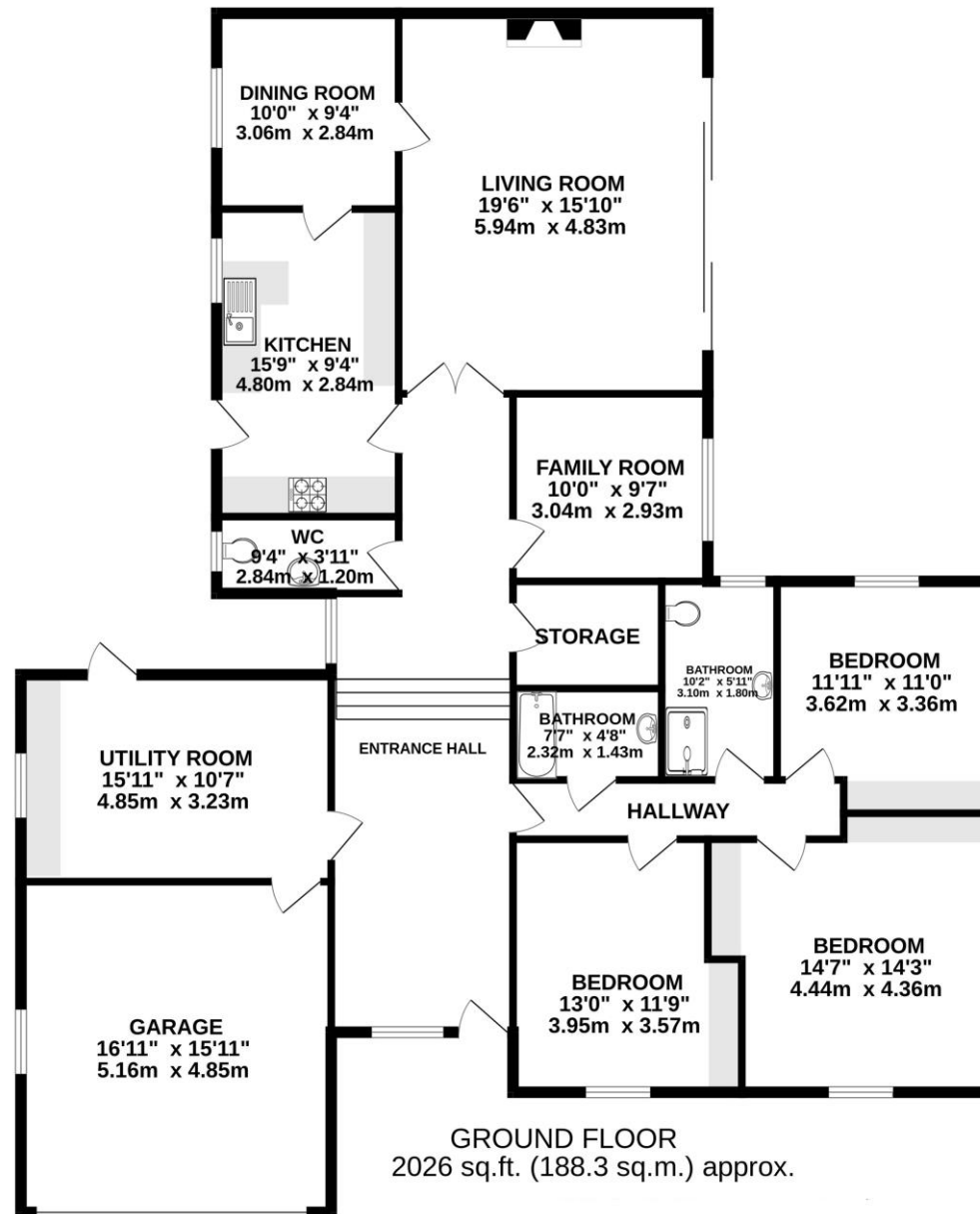
Broadband\*\*: Ultrafast Broadband available at the property. (FTTC Fibre to the cabinet)

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

\* Information provided by GOV.UK

\*\* Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



TOTAL FLOOR AREA : 2026 sq.ft. (188.3 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.  
Made with Metropix ©2024

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

**Andrew J Nowell  
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.