

33 St Hilary's Park
Alderley Edge



Andrew J Nowell
& Company



33 St Hilary's Park, Alderley Edge, SK9 7 DA

A charming three-bedroom mews property situated in this exclusive gated development in the centre of Alderley Edge.

- 2 Designated Parking Spaces
- Three Bed, Two Bath Spaces
- Village Location
- Private Garden

33 St Hilarys Park is one of only five mews properties within this exclusive gated development of luxury apartments.

Situated on the edge of Alderley Edge Village centre the development boasts a private position with immaculate communal gardens and grounds all within walking distance of the village centre.

On the ground floor features of particular note include the breakfast kitchen with contemporary units, granite worksurfaces and integrated Siemens appliances (including wine fridge) and the large living dining room with doors opening onto the private garden. In addition, on the ground floor is the entrance hall, cloakroom WC and large storage cupboard.

To the first floor is the main bedroom (with fitted wardrobe and en-suite shower room), two further bedrooms and family bathroom. Both bathrooms have contemporary fittings and bespoke tiling.





Externally St Hilary's Park is approached via a sweeping driveway which leads to the electrically operated gates. Number 33 has two designated parking spaces with extra parking available for visitors. The mews properties boast their own private gardens. Number 33 has a large stone flagged patio with fenced borders with a mixture of mature trees and shrubs.

St Hilary's Park 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.

The property is offered for sale with no onward chain.

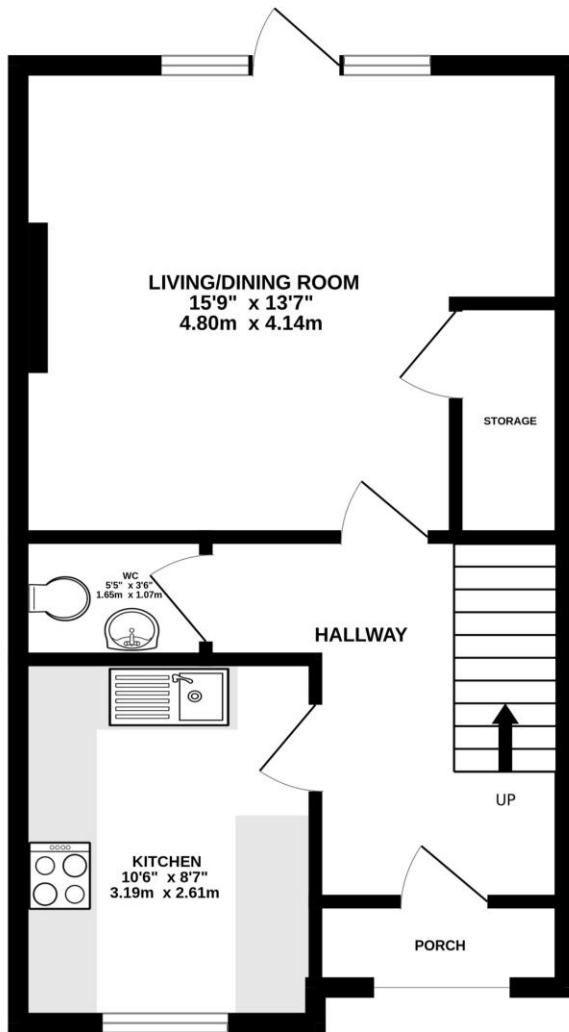
Postcode – SK9 7DA

What 3 Words – [///author.glory.idea](https://author.glory.idea)

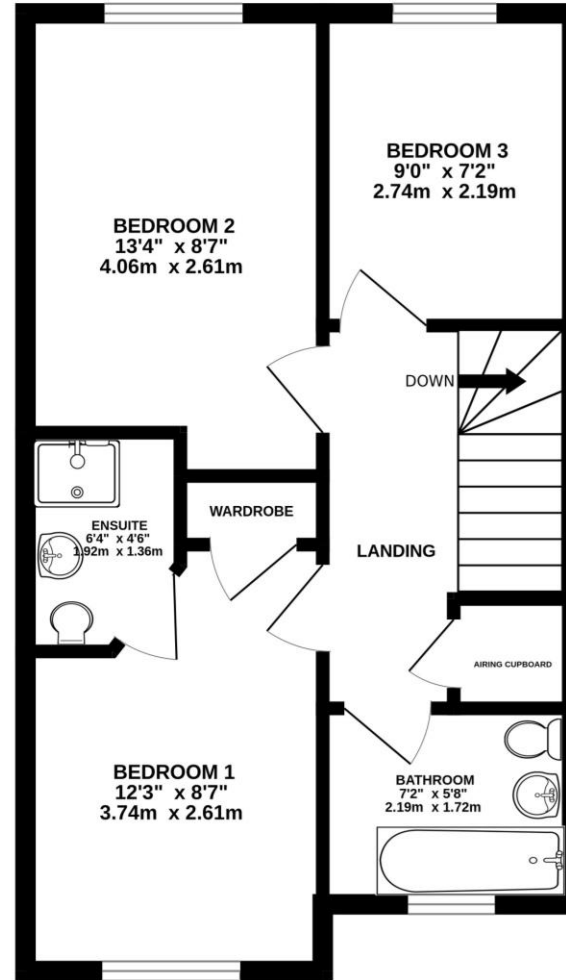
Council Tax Band – F

EPC Rating – D

Tenure – Leasehold



GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.

TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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