

36 Beaufort Close  
Alderley Edge



Andrew J Nowell  
& Company





## 36 Beaufort Close, Alderley Edge, SK9 7HU

A charming detached family home on this popular road within walking distance of the village centre.

- South Facing Garden
- Village Location
- Great Potential
- Four Bedrooms

36 Beaufort Close is a detached family home which offers spacious and well-balanced accommodation throughout.

The property has been immaculately maintained by the current owner and offers great potential for remodelling or extending (subject to the necessary consent).

On the ground floor is a spacious entrance hall with large cloaks cupboard and cloakroom WC off. There is a large dual aspect living room with doors opening onto the garden along with a large sliding door to the dining room. From the hallway is a study and the bright breakfast kitchen with traditional units and integrated appliances. There is a large integral garage with electric door and utility room off.

To the first floor are four well-proportioned bedrooms and a family bathroom with large walk-in shower.







Externally the property is approached via a driveway offering ample off road parking and leading to the integral garage. There is a front garden with lawn and mature borders. To the rear, a large southerly facing garden which enjoys a great degree of privacy and has mature trees and shrubs and well planted borders.

Alderley Edge village is within a short walk and offers everything for day to day needs, a good range of shopping with fine restaurants. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

### Important Information

What 3 Words - [///clouds.learns.lawn](http://clouds.learns.lawn)

Council Tax - F

EPC Rating - D

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Driveway

Tenure - Leasehold (943yrs remaining)  
Ground Rent - £20 per annum

Flood Risk\*: Very low risk of flooding from rivers or seas. Medium risk of surface water flooding. Other types of flooding unlikely.

Broadband\*\*: Ultrafast broadband available at the property (fibre to the cabinet)

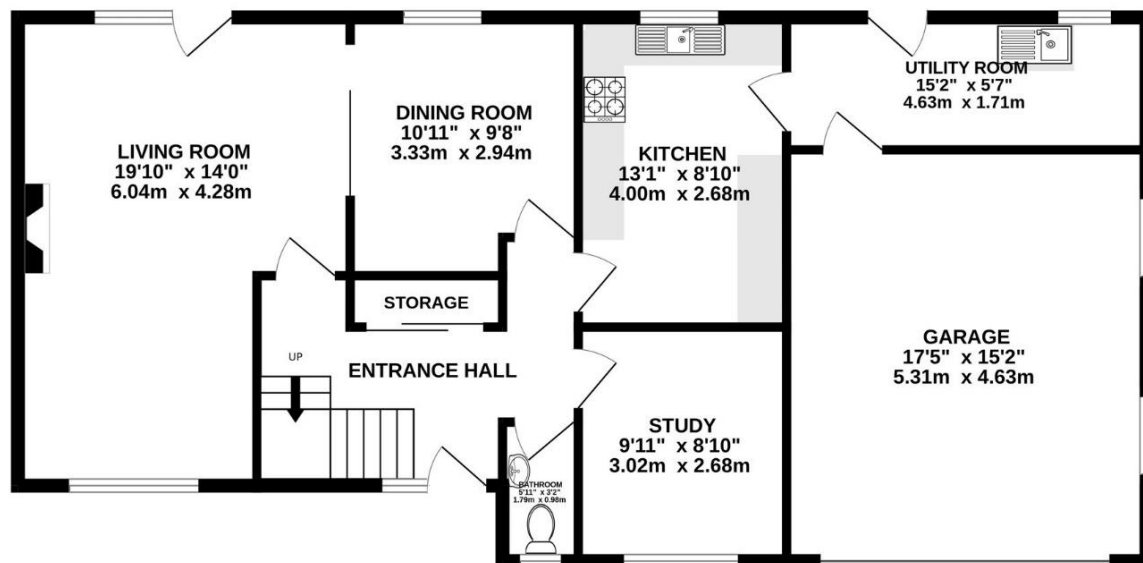
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Thee & Vodafone).

\* Information provided by GOV.UK

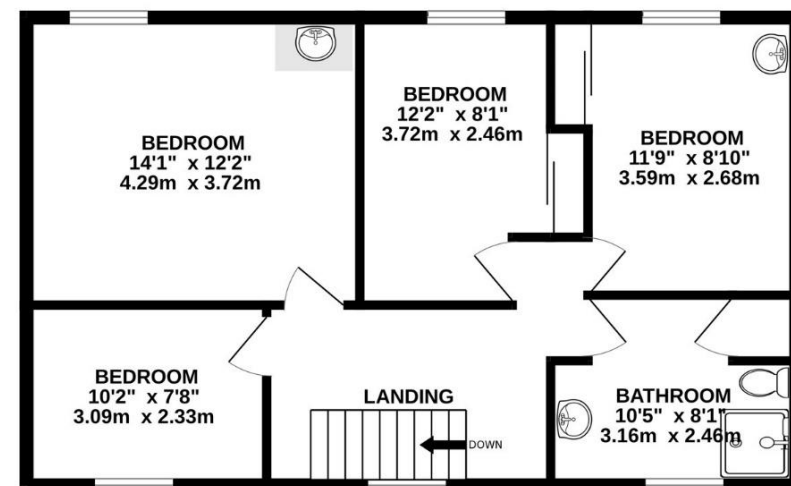
\*\*Information provided by Ofcom checker.

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.

**GROUND FLOOR**  
1028 sq.ft. (95.5 sq.m.) approx.



**1ST FLOOR**  
645 sq.ft. (59.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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