

12 The Avenue

Alderley Edge



Andrew J Nowell
& Company



12 The Avenue, Alderley Edge, SK9 7NJ

An immaculate four bedroom period semi-detached home located in the heart of Alderley Edge Village.

- Open Living Kitchen
- Four Bedrooms
- Period Features
- Village Location

Situated at the end of this private road 12 The Avenue is a charming extended period semi-detached home. With spacious and versatile accommodation finished to an extremely high standard throughout.

On the ground floor is the stunning open living dining kitchen, with SieMatic contemporary units, stone worksurfaces, integrated Siemens appliances and bi-folding doors opening onto the garden. In addition is the family room and main living room both with period feature fireplaces, the entrance hall and cloakroom WC. To the lower ground floor is a games/media room.

To the first floor is the principal bedroom suite with built in wardrobes and en-suite shower room. Large family bathroom with free standing bath and walk-in shower, bedroom two and laundry room. On the second floor are two further bedrooms one of which is currently utilised as a home office.







Externally the property is approached via a gravel driveway providing off road parking. To the side and rear is a good sized stone flagged patio with steps leading down to an artificial lawn with fenced and planted borders.

The Avenue is a secluded private road situated within the centre of Alderley Edge village. 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.

Important Information

What 3 Words - [///stable.notice.wash](#)

Council Tax - F

EPC Rating - D

Tenure - Leasehold - 864yrs remaining
Peppercorn ground rent

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Low risk of flooding

Broadband**: Ultrafast Broadband available at the property

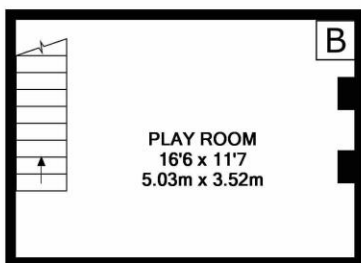
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

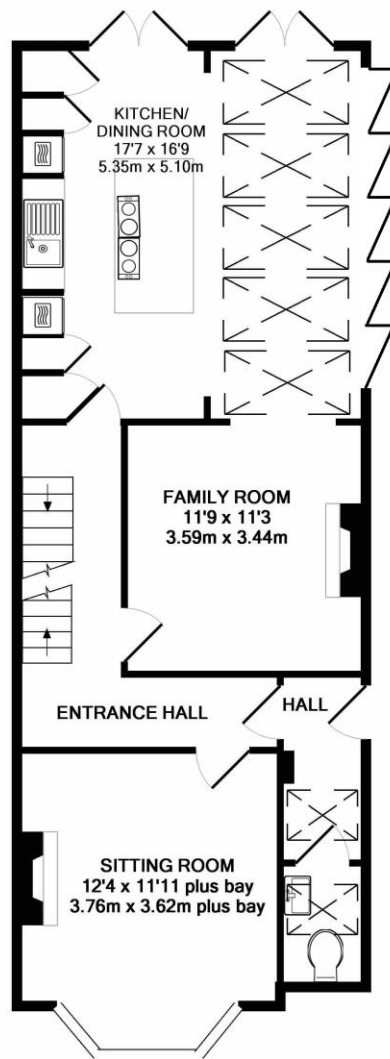
**Information provided by Ofcom checker.

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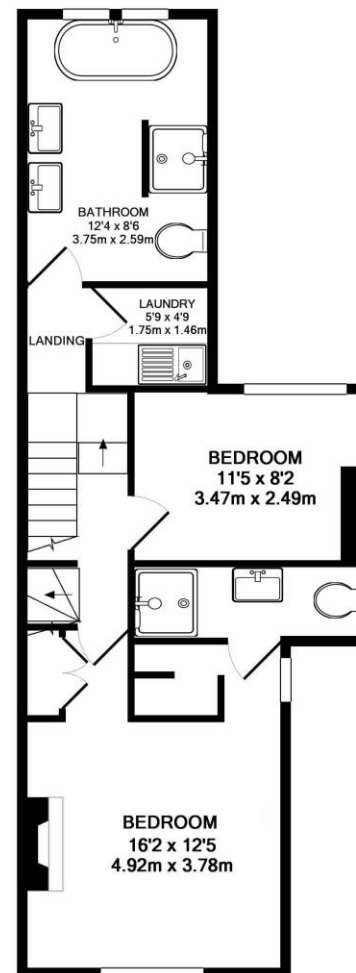




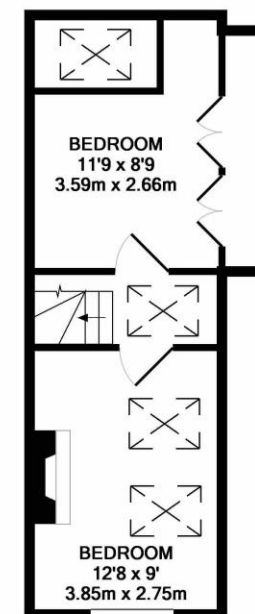
BASEMENT LEVEL
APPROX. FLOOR
AREA 185 SQ.FT.
(17.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1730 SQ.FT. (160.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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