

9 Crescent Road  
Alderley Edge



Andrew J Nowell  
& Company



## 9 Crescent Road, Alderley Edge, SK9 7NB

A charming extended semi-detached home with a generous south facing garden with views onto The Edge.

- Large Garden
- No Chain
- Garage
- Three Double Bedrooms

9 Crescent Road is a spacious three-bedroom semi-detached home within walking distance of the village centre.

Extended by the previous owner the property offers versatile accommodation throughout. On the ground floor is the entrance hall with cloakroom WC off, living room, family room with central log burning stove which opens through to the bright and spacious kitchen/dining room with large bi-folding doors opening onto the garden. The Kitchen has contemporary units with built in appliances.

To the first floor are three well-proportioned bedrooms two with fitted wardrobes and one with en-suite shower. There is a family bathroom with contemporary fittings and bespoke tiling. The rear bedrooms have charming views across the large garden and onto The Edge.

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





To the rear is a large south facing garden with mature trees and shrubs, vegetable patch, lawns, stone flagged patio and secluded seating area.

Crescent Road is a charming cul-de-sac situated within easy reach of Alderley Edge Village Centre. The village offers everything for day-to-day needs, fine restaurants and bars and has the local train station with rail links to Manchester and London. To fully appreciate the charm and appeal of this property a viewing is highly recommended.

The property is offered for sale with no onward chain.

### Important Information

What 3 Words – [///feel.builds.sweep](http://feel.builds.sweep)

Council Tax – D

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Low Risk of Flooding

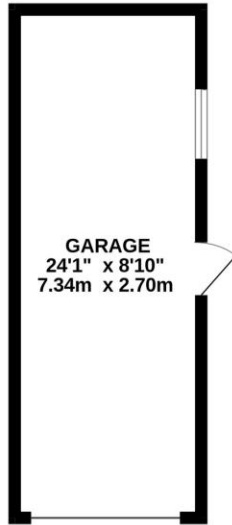
Broadband\*\*: Ultrafast Broadband available at the property.

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

\* Information provided by GOV.UK

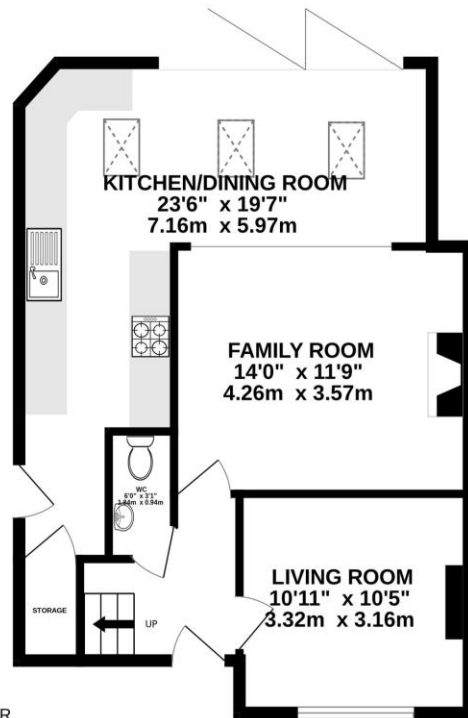
\*\*Information provided by Ofcom checker.

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.

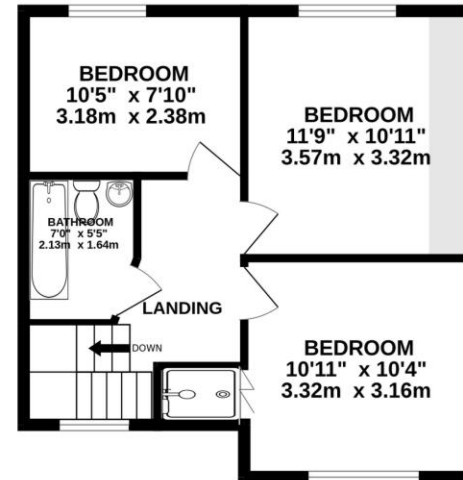


TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

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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**GROUND FLOOR**  
818 sq.ft. (76.0 sq.m.) approx.



**1ST FLOOR**  
445 sq.ft. (41.4 sq.m.) approx.

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