

8 Churchill Avenue
Alderley Park



Andrew J Nowell
& Company



8 Churchill Avenue, Alderley Park, Nether Alderley, SK10 4UW

An attractive, spacious, and immaculately presented three storey town house which forms part of the sought after Cedar Square development built by PH Homes and forming part of the popular Alderley Park Development.

- Exclusive Development
- Immaculately Presented
- Three Double Bedrooms
- Open Plan Kitchen

The accommodation includes on the ground floor an entrance hall, family room/study (with double French doors to the garden), downstairs WC and integral garage with built in utility area with space for washing machine and tumble dryer.

On the first floor is the stunning open plan living kitchen providing an ideal entertaining/living space with room for dining, lounging and cooking. Fitted with modern units, Quartz work surfaces, large peninsular with room for bar stools and Neff integrated appliances. Antique mirror tiled splash backs and there are two sets of French windows. Lounge/drawing room (with limestone fireplace with inset living flame gas fire) and a cloakroom WC.

To the second floor there is a luxurious main bedroom with en-suite shower room, two further double bedrooms (with fitted wardrobes) and a main bathroom (with electric underfloor heating).

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All bathrooms are fitted with Duravit sanitary ware with Hansgrohe fittings. The accommodation features Amtico flooring and deep ceiling coving.





There is a block paved driveway providing off road parking for two cars and providing access to the garage (with electric door).
To the rear are landscaped walled garden with a paved patio and synthetic grass.

The property enjoys a great degree of privacy, not overlooked to the front and with views over a green with mature Cedar tree to the rear.
Double glazed, gas fired central heating (run by a Vaillant boiler and pressurised water cylinder) and alarmed.

Situated within the Exclusive Alderley Park Development within easy reach of Alderley Edge and Wilmslow.

Important Information

Council Tax – G

EPC Rating – B

Tenure – Leasehold – 995 Years Remaining
Estate Charge - £92 / month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

What 3 Words – [///vine.nightcap.major](https://vine.nightcap.major)

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available at the property.

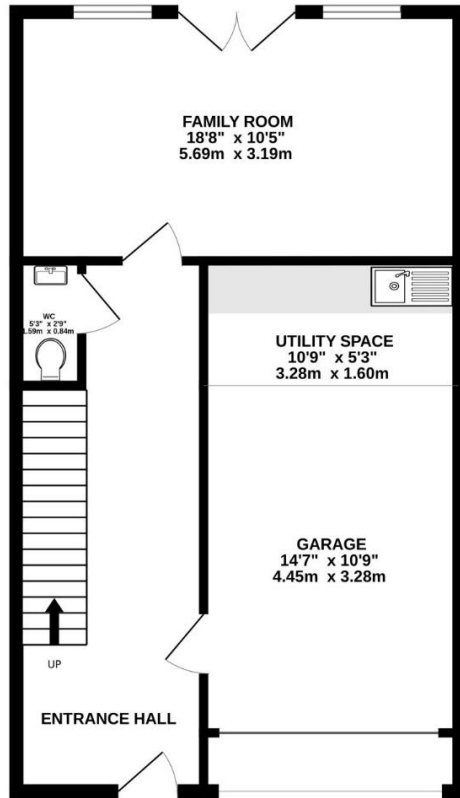
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

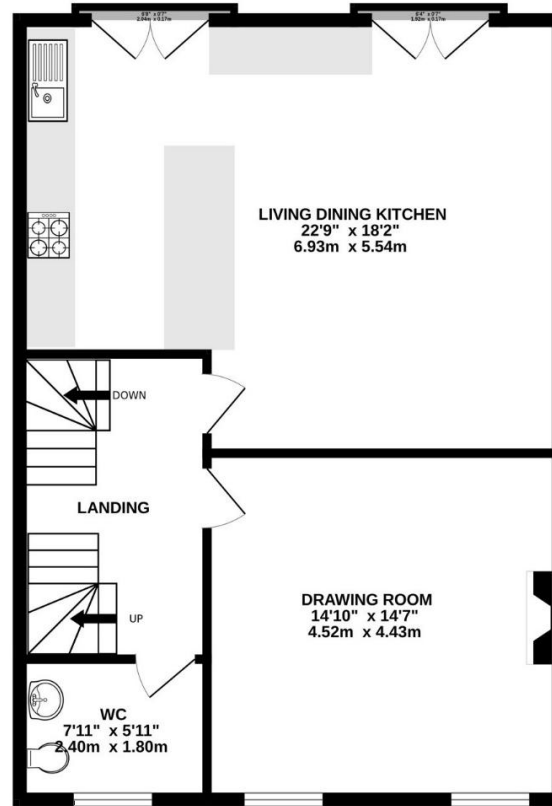
**Information provided by Ofcom checker.

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.

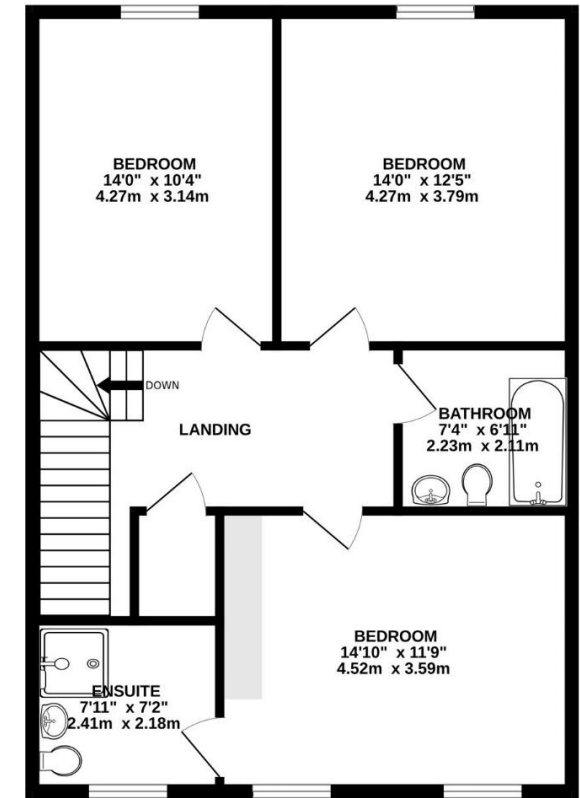
GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



2ND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 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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