

4 Oakfield Road
Alderley Edge



Andrew J Nowell
& Company



4 Oakfield Road, Alderley Edge, SK9 7LZ

A spacious three-bedroom end terrace home within walking distance of the village centre.

- Village Location
- Off Road Parking
- Great Potential
- Three Bedrooms

Oakfield Road offers great potential for an incoming purchaser offering spacious accommodation throughout which is now in need of some modernisation.

On the ground floor is the entrance vestibule, large living room with central fireplace, large kitchen/dining room with shaker units and integrated appliances.

To the first floor are three well-proportioned bedrooms (two with built in storage) and the family bathroom.

There is great potential for remodelling or extending (subject to the necessary consent).

Externally the property benefits from a stone flagged driveway offering off road parking for two vehicles. To the rear is a generous garden with large lawn and patio area with mature trees and borders.





Oakfield Road occupies a desirable convenient location within easy reach of the village centre and countryside walks. 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 – [///assume.silks.cloak](http://assume.silks.cloak)

Council Tax – C

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast Broadband Available at the property.

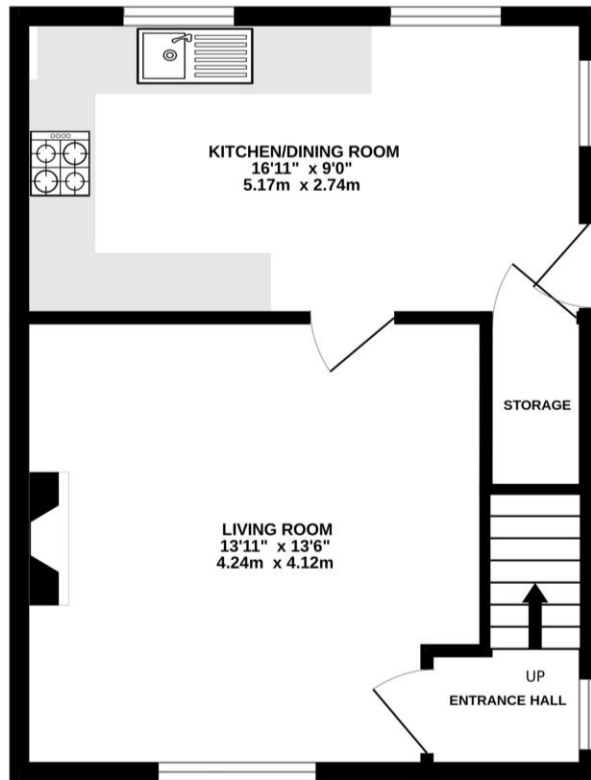
Mobile Coverage**: Mobile coverage with main providers (EE, O2 & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

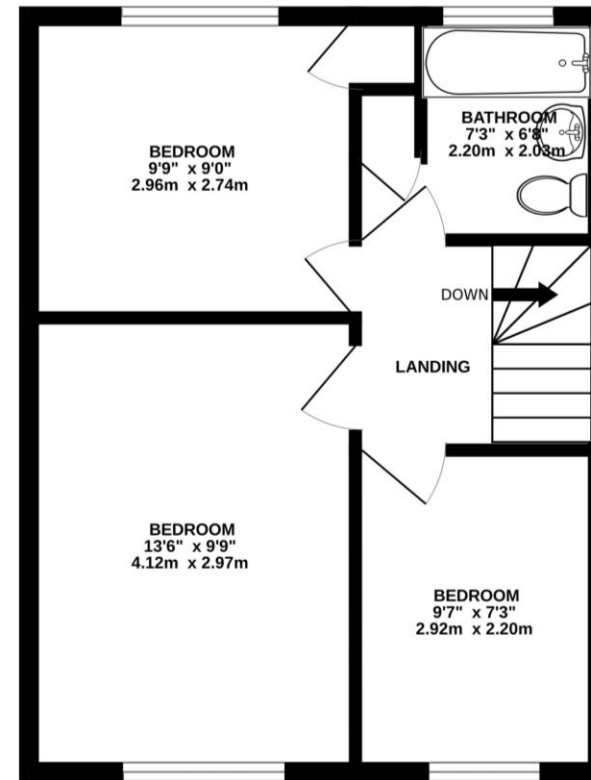
**Information provided by Ofcom checker.

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
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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