

11A The Circuit
Alderley Edge



Andrew J Nowell
& Company



11A The Circuit, Alderley Edge, SK9 7LS

A spacious and extended three/four bedroom semi-detached home on this popular road within walking distance of the village centre.

- Extended
- No Chain
- Four Bedrooms
- Summer House

The circuit has undergone a full programme of redevelopment and renovation by the current owner and offers spacious and well-balanced accommodation throughout.

On the ground floor is the entrance hall, study, open sitting/family room and the large open plan living kitchen. The kitchen has contemporary gloss units with a large central island with wooden worksurfaces, integrated appliances and bi-folding doors opening onto the garden. In addition, on the ground floor is a utility room, shower room and downstairs bedroom four.

To the first floor are three well-proportioned bedrooms and the family bathroom. Both bathrooms have contemporary fittings and bespoke tiling.

Externally the property is approached via a driveway which offers ample off-road parking. There is a generous garden to the rear which enjoys a southerly aspect. There is a large summer house with log burning stove which is an ideal space for an office, gym or games room.





The Circuit is a secluded crescent of homes which is situated in a convenient location within walking distance of the village centre. The village offers everything for day-to-day needs along with popular restaurants and bars. There is the local train station with connections to Manchester and London. The motorway system is within easy reach as is Manchester International Airport.

To fully appreciate the appeal of this recently renovated family home a viewing is essential.

Important Information

What 3 Words – [///lovely.leans.secure](https://lovely.leans.secure)

Council Tax – D

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Low risk of flooding.

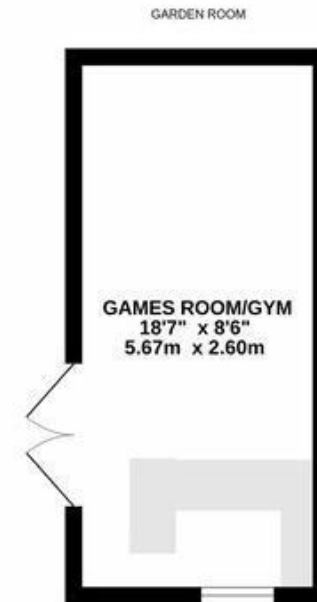
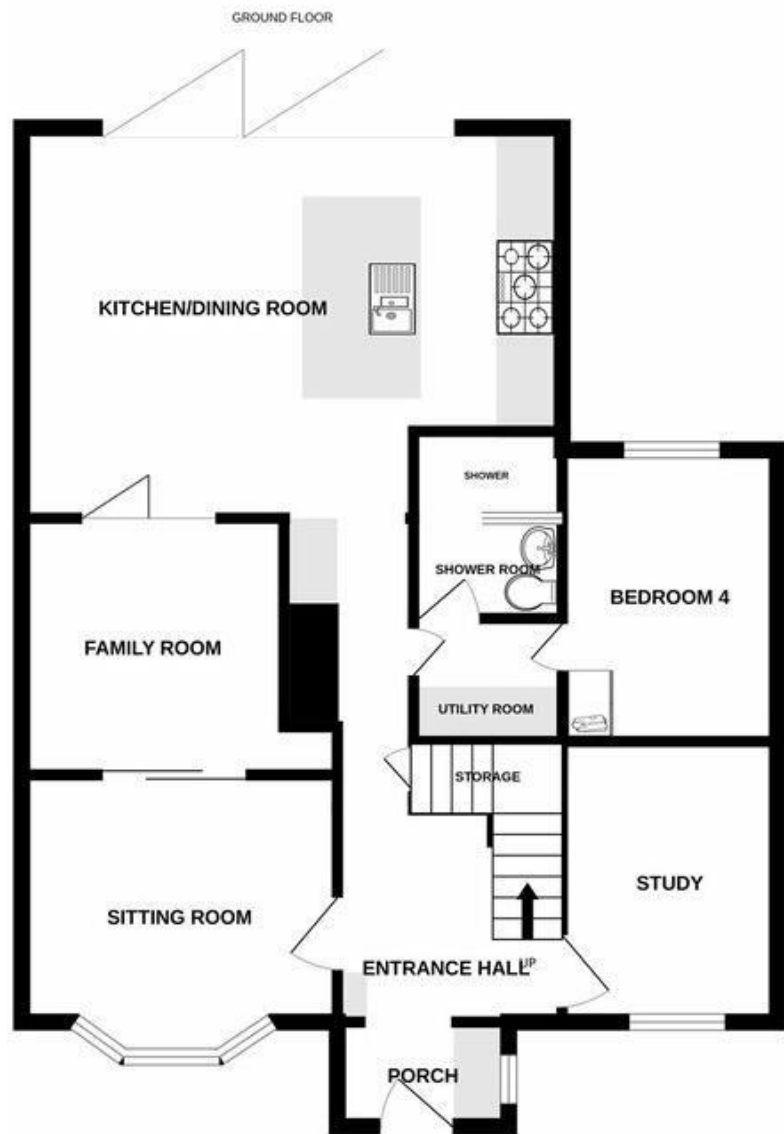
Broadband**: Ultrafast Broadband at the property

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 : 1227 sq.ft. (114.0 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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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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