

3 Dingle Avenue
Alderley Edge



Andrew J Nowell
& Company



3 Dingle Avenue, Alderley Edge, SK9 7SQ

A charming semi-detached property with stunning open views across the adjoining countryside.

- Huge Potential
- No Chain
- Open Views
- South Facing Garden

3 Dingle Avenue is a charming semi-detached home in need of modernisation which offers huge potential for an incoming purchaser to add their own stamp to this home.

Situated on a secluded cul-de-sac in an idyllic semi-rural position on the outskirts of Alderley Edge Village. Offering spacious and versatile accommodation throughout the layout comprises: Entrance hall, dual aspect living room, kitchen/dining room, three bedrooms and the family bathroom. There are also brick built outbuildings to the side of the property which consist of storage, gardeners WC and a utility room.

Externally the property benefits from a front garden to the rear there is a generous south facing rear garden with stone flagged patio and superb open views across the neighbouring countryside.

There is great potential to add a rear extension (subject to the necessary consent)





Situated in a convenient and idyllic semi-rural location within easy reach of Alderley Edge and Wilmslow while boasting countryside views. The centres of Alderley Edge and Wilmslow offer everything for day-to-day needs, train links to Manchester and London and access to the motorway network and Manchester International Airport.

Dingle Avenue is a unique opportunity for an incoming purchaser and the property is offered for sale with no onward chain.

Important Information

What 3 Words – [///epic.escalates.packing](http://epic.escalates.packing)

Council Tax – D

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: On Street Parking

Flood Risk*: Very Low Risk of Flooding

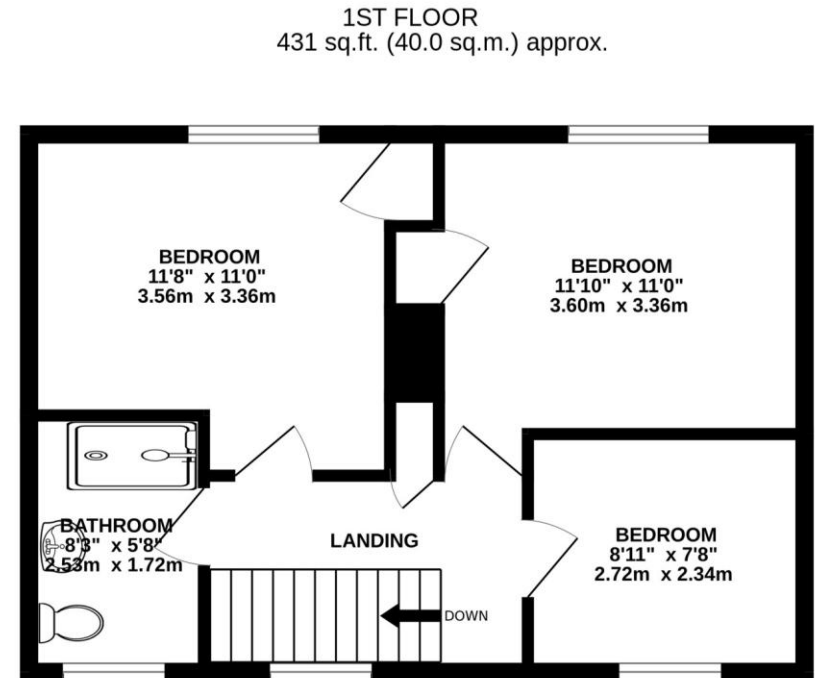
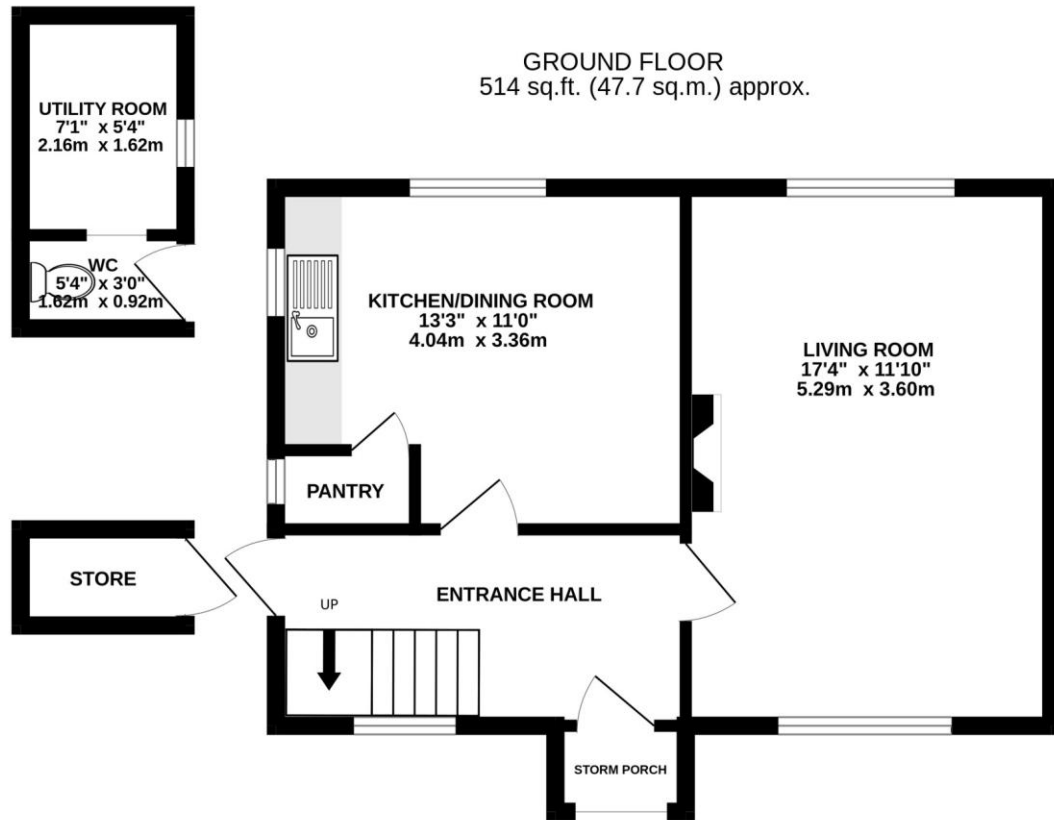
Broadband**: Ultrafast Broadband available at the property.

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.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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