

2 Hazelcroft East

Alderley Edge



Andrew J Nowell
& Company



2 Hazelcroft East, Congleton Road, Alderley Edge, SK9 7AE

Self-contained Victorian duplex conversion, constructed in 1850 in an Italianate style. Over 2600sqft of impressive accommodation.

- Three Bedrooms
- Three Bathrooms
- Galleried Landing
- Quality Fitments

2 Hazelcroft East is an imposing Victorian residence of fine architectural merit and is listed in the book 'The Original Villas of Alderley Edge'. The building was converted in the 1990's into three unique properties. The property was completely overhauled by the current owner in a "back to brick" renovation in 2020. Original features blend seamlessly with high end modern elements including, Bang and Olufsen integrated speakers, Crittall doors and a quality Poliform kitchen with central island.

Having been extensively remodelled and fitted with quality fitments throughout the accommodation comprises in brief, entrance hallway, galleried landing with stained glass ceiling skylight, open plan living, dining kitchen with German Poliform kitchen, Quartz surfaces and Siemens appliances, sitting room, principal bedroom with separate dressing room and en-suite, two further well-proportioned bedrooms one with en-suite and a family bathroom fitted with Villeroy and Boch sanitaryware. The third bedroom is utilised as a gym. Both bathrooms have bespoke handmade stained-glass windows.

Externally is a gated driveway with secure parking and manicured private gardens.







Hazelcroft East is located in the heart of the village conservation area, off a private road enjoying a secluded position a short walk from Alderley Edge Village which 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 property is offered for sale with no onward chain.

There is an option to purchase the furniture (subject to separate negotiation)

Important Information

What 3 Words – [///drift.shade.early](http://drift.shade.early)

Council Tax – G

EPC Rating – D

Tenure – Leasehold, 976 years remaining
Ground Rent - £100/yr

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Secure Gated Driveway

Flood Risk*: Very low risk

Broadband**: Ultrafast broadband available

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



Congleton Road, Alderley Edge
Main House gross internal area = 2,630 sq ft / 244 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

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