

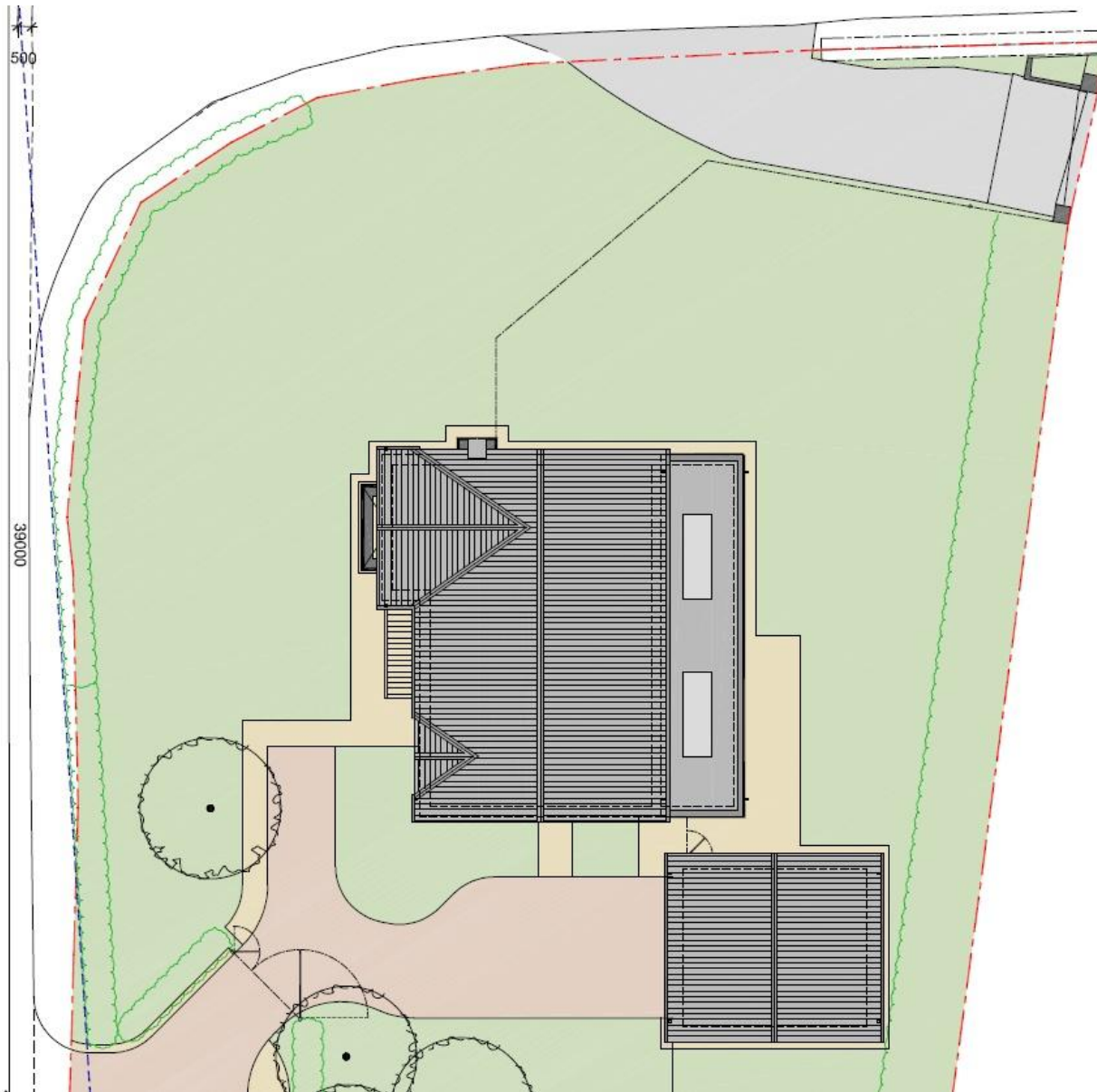
# Welsh Row

Nether Alderley



Andrew J Nowell  
& Company





## Welsh Row, Nether Alderley, SK10 4TY

An exciting opportunity to acquire a plot with planning permission for a bespoke 3,000 sqft family home.

- Four Bedrooms
- Idyllic Location
- Approx 0.25 Acres
- Ref - 23/2660M

A rare opportunity to acquire a plot with planning permission for a bespoke four-bedroom, four-bathroom (all en-suite) family home with superb open views in an idyllic semi-rural position on this popular road in Nether Alderley.

Planning permission has been obtained for a 3,000 sqft detached home and the accommodation comprises:

### Ground Floor

- Entrance Hall
- Lounge
- Study
- Open Kitchen, Living, Dining
- Utility Room
- Cloakroom WC

### First Floor

- Bedroom One
- Ensuite Bathroom & Dressing Room
- Three Further Double Bedrooms
- Three Bathrooms (all en-suite)

### External

- Detached Double Garage



Situated on this desirable road within easy reach of Alderley Edge Village, Welsh Row is an idyllic semi-rural location with stunning open views across the neighbouring countryside.

Welsh Row is situated perfectly for a 15-minute walk to The Village through beautiful surrounding fields, coming out on Chorley Hall Lane, which is a must with dogs. The Village has the local historic Church, renowned primary schools, wonderful walks including The Edge a well-known beauty spot of historical importance. The local train station is within reach with rail links to London and Manchester.

### Important Information

What 3 Words – [///dive.diets.hilltop](https://divediets.hilltop)

Council Tax – TBC

EPC Rating – TBC

Tenure – Freehold

Heating: TBC

Services: Mains Gas, Electric, Water & Drainage available on the road

Parking: Driveway & Garage

Flood Risk\*: Very Low Risk of Flooding

Broadband\*\*: Ultrafast Broadband available on the road

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

\* Information provided by GOV.UK

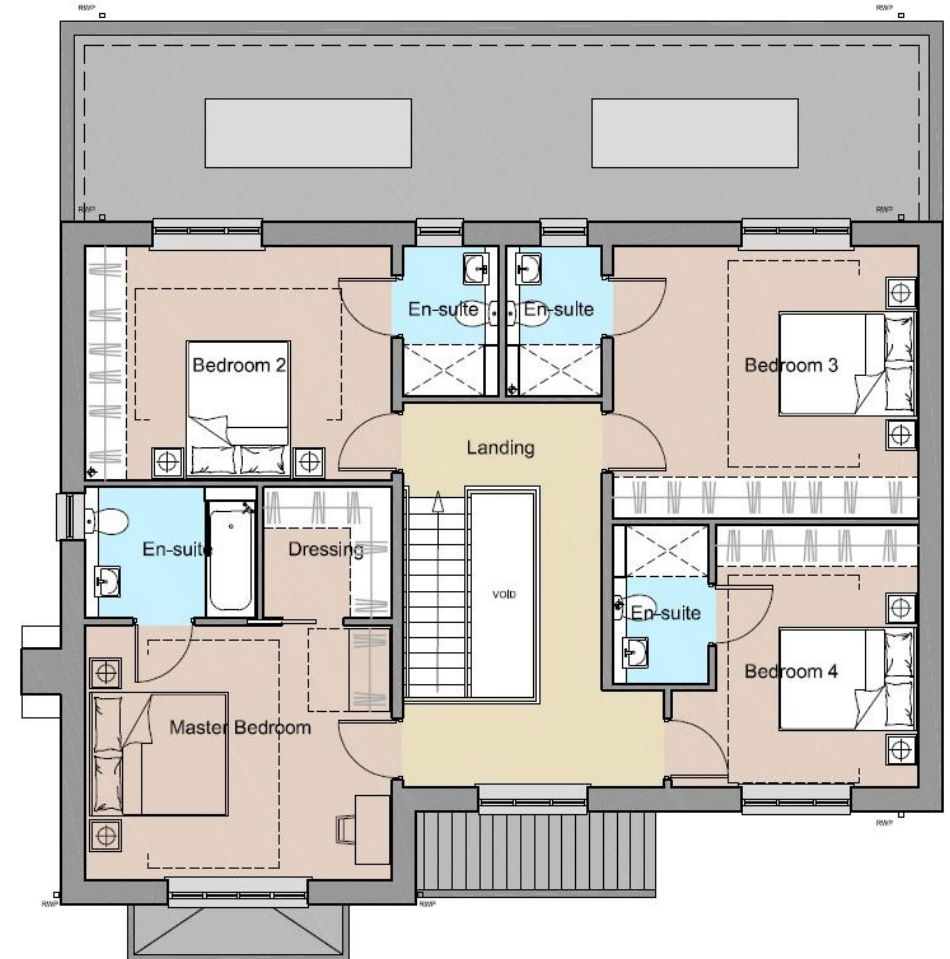
\*\*Information provided by Ofcom checker.

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 Plan - H1



First Floor Plan - H1

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