

22 Downesway
Alderley Edge



Andrew J Nowell
& Company



22 Downesway, Alderley Edge, SK9 7XB

A spacious detached family home situated on this popular road within walking distance of the village centre.

- South Facing Garden
- Garage & Parking
- Four Bedrooms
- Village Location

22 Downesway has been carefully and sympathetically remodelled by the current owners and offers spacious and well-balanced accommodation throughout.

On the ground floor is the entrance hall with cloakroom WC off, study, dining kitchen which has recently been replaced with shaker style units, wood effect worksurfaces and integrated appliances, utility room, living room with contemporary through fireplace, conservatory and the stunning sunroom with sliding doors opening to the garden.

To the first floor is the principal bedroom suite with built in wardrobes and en-suite shower room, three further bedrooms (two doubles) and the family bathrooms. Both bathrooms have contemporary fittings and bespoke tiling.

Externally the property is approached via a driveway offering ample off-road parking and leading to the double garage with electric garage door. To the rear is a generous south facing garden with stone flagged patio, there are raised vegetable beds and open views across the neighbouring fields.





22 Downesway is located on a popular cul-de-sac within a short walk of the village centre. Alderley 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

Council Tax – G

EPC Rating – B

Tenure – Leasehold – 945 yrs remaining
Ground Rent - £20 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage,
Solar Panels (Electric)

Parking: Driveway & Garage

What 3 Words – [///fines.words.later](https://www.what3words.com/fines.words.later)

Flood Risk*: Very Low Risk of Flooding

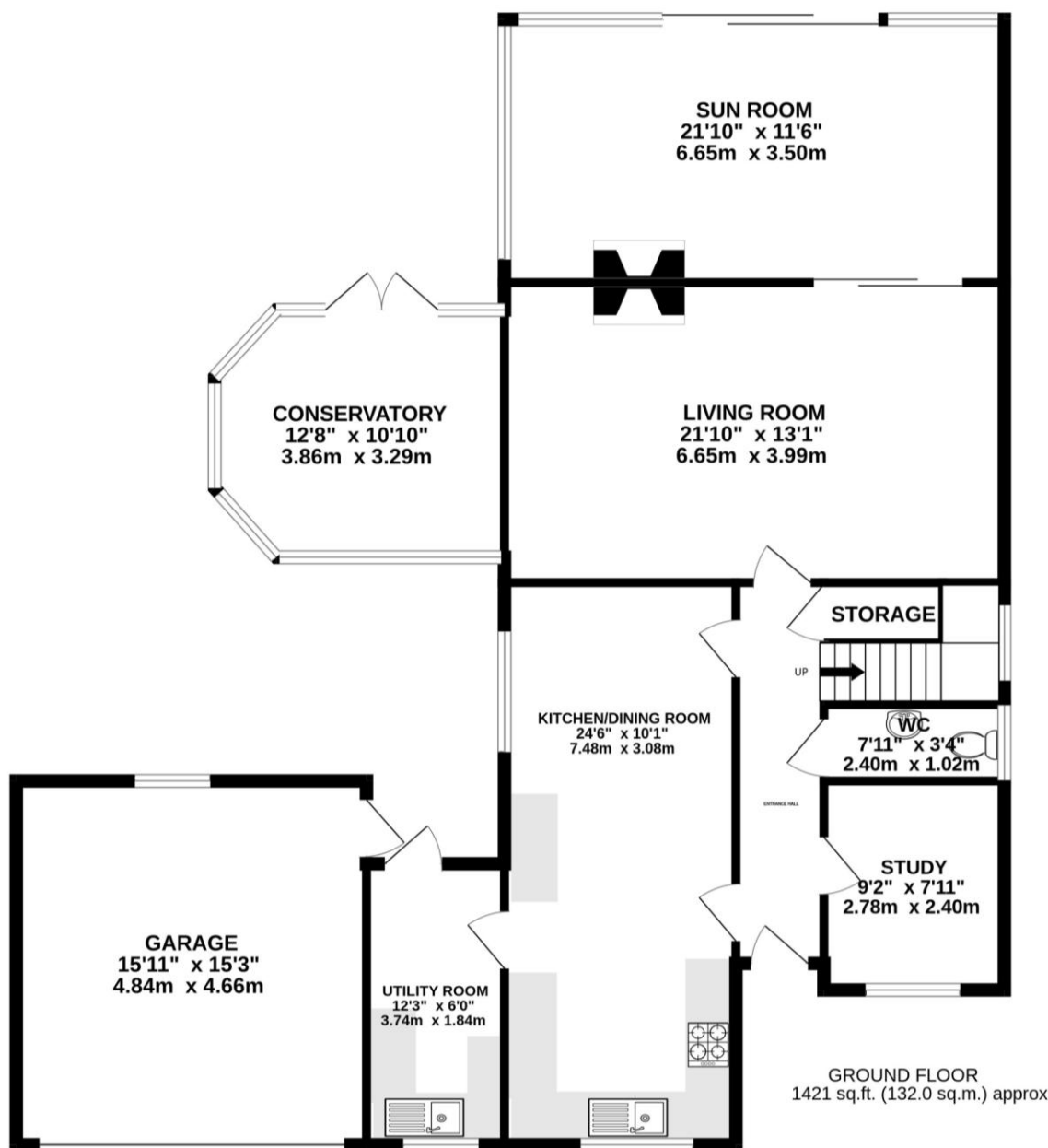
Broadband**: Ultrafast broadband available at the property

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

* Information provided by GOV.UK

**Information provided by Ofcom checker.

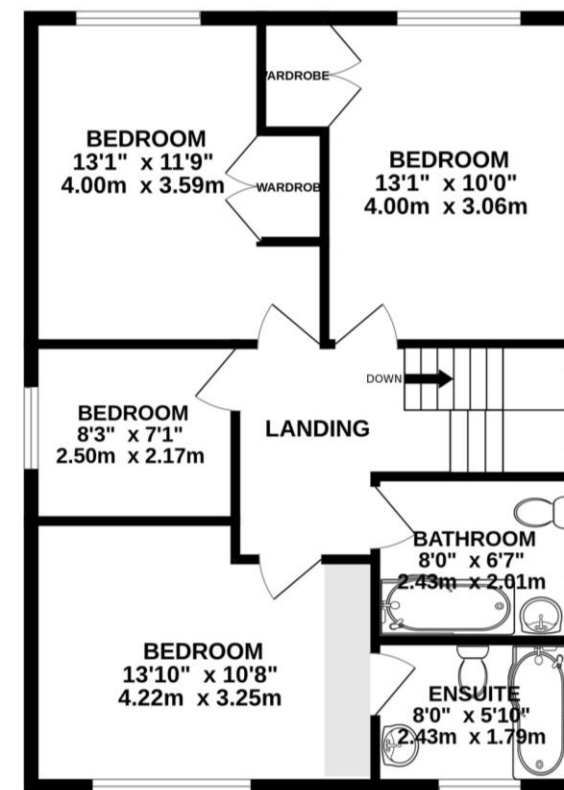
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



TOTAL FLOOR AREA : 2095 sq.ft. (194.7 sq.m.) approx.

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