

4 South Bank Close
Alderley Edge



Andrew J Nowell
& Company



4 South Bank Close, Alderley Edge, SK9 7LQ

A charming and beautifully extended three-bedroom, two-bathroom detached home, in a private position off Heyes Lane and just a short stroll from the village centre.

- Three Bedrooms
- Village Location
- Garage & Parking
- Private position

Built of attractive Cheshire brick, this property seamlessly blends character with modern living. Upon entering, the inviting entrance hall features a study area and a downstairs WC. The spacious living and dining room is filled with natural light from its dual aspect windows and includes a living flame gas fire. Bi-folding doors open onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

The modern dining kitchen is fitted with modern high-gloss units, granite work surfaces, and a breakfast bar with room for bar stools. Integrated appliances include two electric ovens, a gas hob with an extractor, a fridge freezer, a dishwasher, and a wine fridge. The tiled floor and downlighters add a contemporary touch. A separate utility room provides additional space for appliances, including plumbing for a washing machine and venting for a dryer.

Upstairs, the main bedroom enjoys stunning views of 'The Edge' and features fitted wardrobes along one wall, a walk-in wardrobe, and a stylish en-suite shower room with a walk-in glass screen shower, modern white sanitary ware, full tiling, and a chrome ladder radiator. Two further well-proportioned bedrooms both include recessed wardrobes and are served by a main bathroom with a bath and shower over. The landing provides loft access via a pull-down ladder.





Hardwood-framed double-glazed windows feature throughout the property. Gas underfloor heating runs throughout the ground floor, while the first-floor benefits from radiators, all powered by a Worcester boiler.

Externally, the home boasts a private front garden with side access, as well as an attractive landscaped garden to the rear which enjoys a good degree of sunlight throughout the day. A driveway to the rear, accessed from South Bank Close, provides off-road parking. There is also a single garage with light and power, accessed via an electric up-and-over door, with an additional pedestrian side door.

Situated a short walk from Alderley Edge Village which offers everything for day-to-day needs along with the local train stations with rail links to Manchester and London.

Important Information

What 3 Words – [///dress.movies.zooms](http://dress.movies.zooms)

Council Tax – F

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of flooding

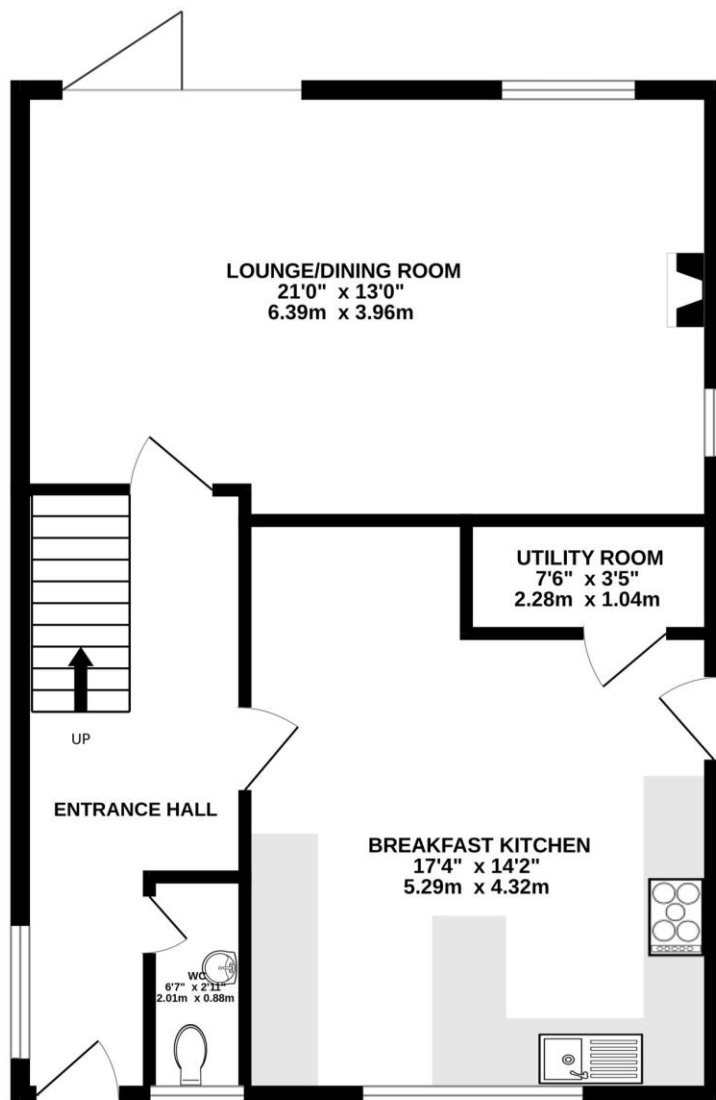
Broadband**: Superfast broadband available at the property.

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.

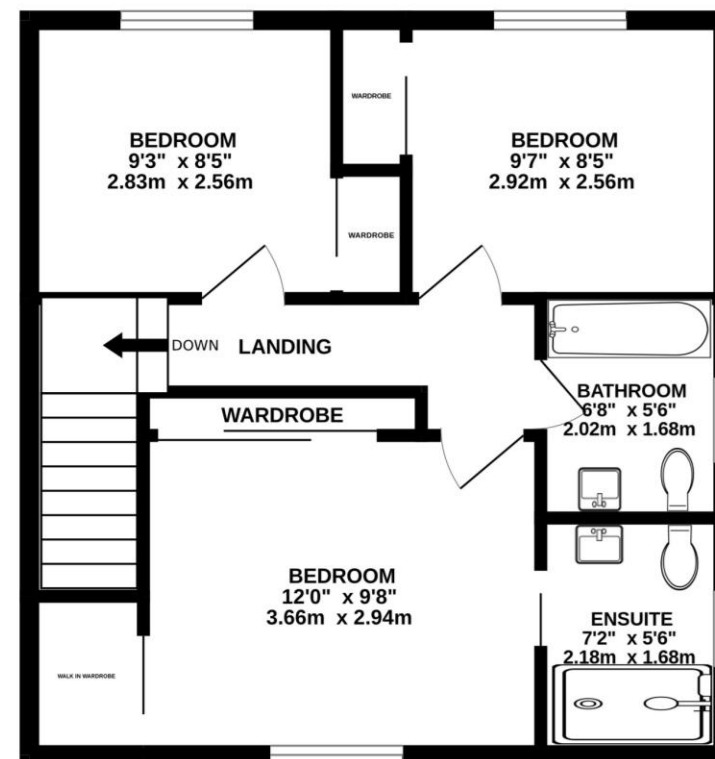


GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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