

2 The Circuit

Alderley Edge



Andrew J Nowell
& Company



2 The Circuit, Alderley Edge, SK9 7LT

A spacious extended four-bedroom semi-detached family home situated on this popular road within easy reach of the village.

- Open Plan Living
- Off Road Parking
- Four Bedrooms
- Village Location

Completely remodelled by the current owner 2 The Circuit is an impressive semi-detached home.

With spacious and versatile extended accommodation which is immaculately presented throughout.

A feature of particular note is the stunning open plan living dining kitchen with bi-folding doors opening onto the garden. The kitchen has contemporary units with a large central island and breakfast bar, integrated NEFF appliances, Quooker tap and Quartz worksurfaces. In addition, on the ground floor is the entrance hall, sitting room with bay window, utility room and downstairs cloakroom WC.

To the first floor is the principal bedroom suite with large en-suite bathroom (with separate bath and shower), three further bedrooms and the family bathroom. Both bathrooms have contemporary fittings and bespoke tiling.





Externally the property is approached via a driveway offering ample off-road parking (with electric car charger). The gardens extend to the rear and side of the property and consist of a large, decked area, ideal for outside dining and a lawn with mature hedged borders.

The Circuit is a popular crescent situated on the edge of Alderley Edge village bordering onto the neighbouring countryside whilst retaining easy access to the village centre which offers everything for day-to-day needs along with the local train station with links to Manchester and London.

Important Information

What 3 Words – [///reward.bag.other](https://www.what3words.com/reward.bag.other)

Council Tax – D

EPC Rating – E

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flood.

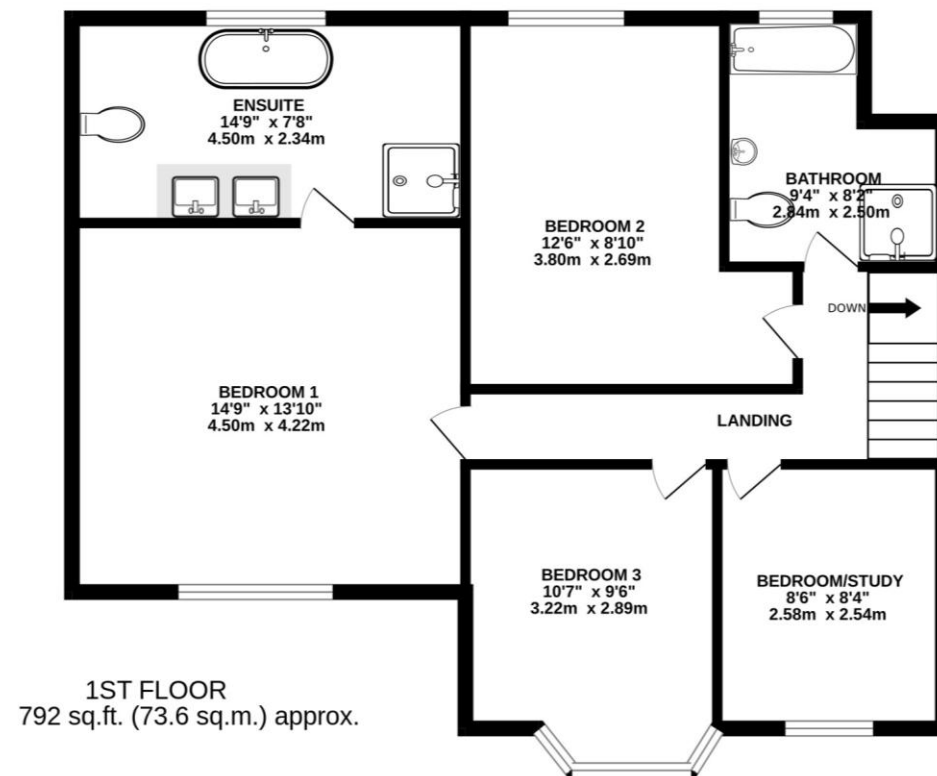
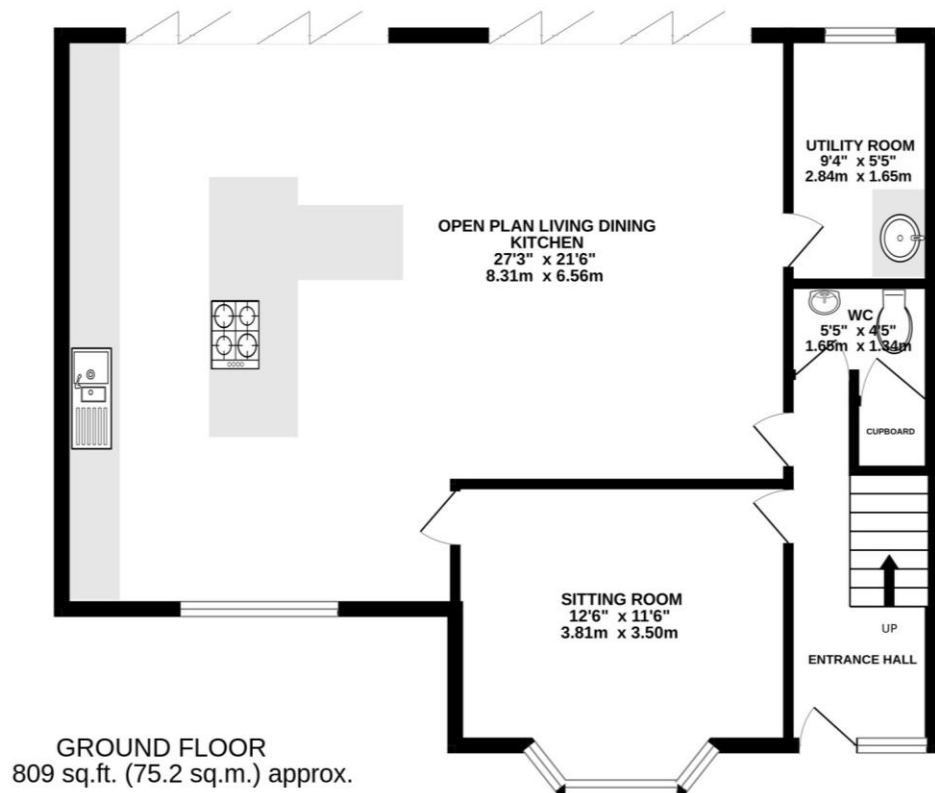
Broadband**: Ultrafast available

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 : 1601sq.ft. (148.7 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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