

## 2 Cedar Square

Alderley Park



Guide Price £929,950

Andrew J Nowell  
& Company





## 2 Cedar Square, Alderley Park, Nether Alderley, SK10 4UP

An immaculate mock Georgian semi-detached town house recently constructed and situated within the exclusive Alderley Park Development.

- Over 2,000 sq.ft
- Four Bedrooms
- High Specification
- Ample Parking

Constructed by renowned local house builders PH Homes Cedar square is a collection of Georgian Style Townhouses surrounding a stunning Cedar Tree. Number 2 boasts over 2,000 square feet of immaculately presented accommodation.

On the ground floor is the stunning open plan, fully tiled, living kitchen with Rational units, quartz worksurfaces and integrated Siemens & NEFF appliances, there is a large breakfast bar and French doors opening to the garden. In addition, on the ground floor is the study (with bay window), entrance with cloakroom WC off, utility room and integral garage.

To the first floor is the sitting room with double Juliette balcony and central fireplace, along with the principal bedroom suite with dressing room and en-suite shower room. To the second floor are three further double bedrooms and two bathrooms (1 en-suite). All the bathrooms have Duravit sanitary ware and Hansgrohe fittings with bespoke tiling.









Externally the property is approached via large block paved driveway offering ample parking for 4 vehicles and leading to the garage.

To the rear is an immaculately landscaped garden with stone flagged patio, seating area and well stocked borders.

Situated within the Alderley Park Development the property boasts access to hundreds of acres of communal parkland. The popular public house The Churchill Tree is nearby, and the centre of Alderley Edge is within easy reach which offers everything for day to day needs along with the local train station with links to Manchester and London.



### Important Information

Council Tax – Cheshire East Band F

EPC Rating – B (86/93)

Tenure – Leasehold 993 years remain  
Estate Charge- £93 per month  
Ground Rent - £1 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

What 3 Words – ///undertone.sounds.issued

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Ultrafast Broadband Available

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

\* Information provided by GOV.UK

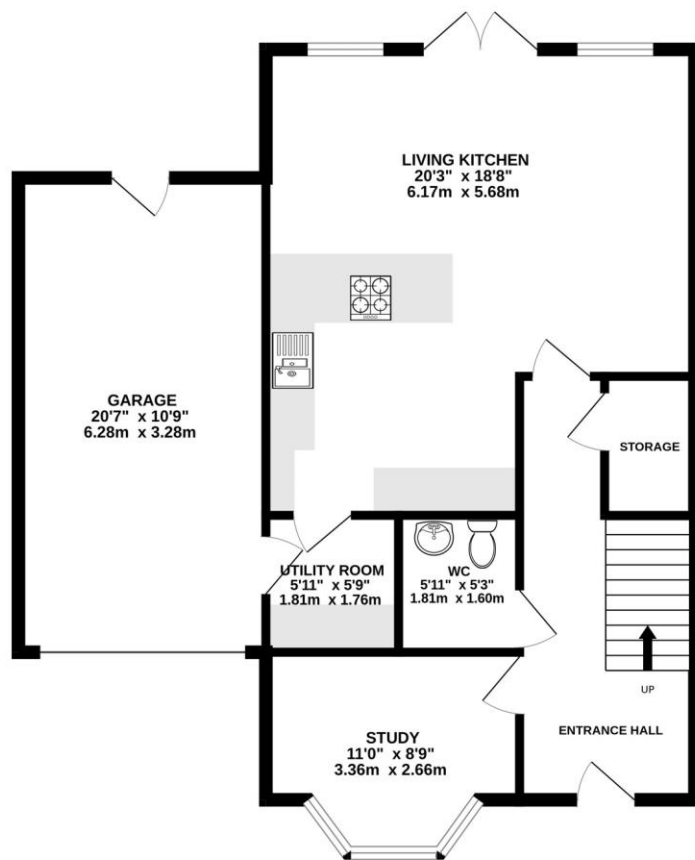
\*\*Information provided by Ofcom checker.

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.

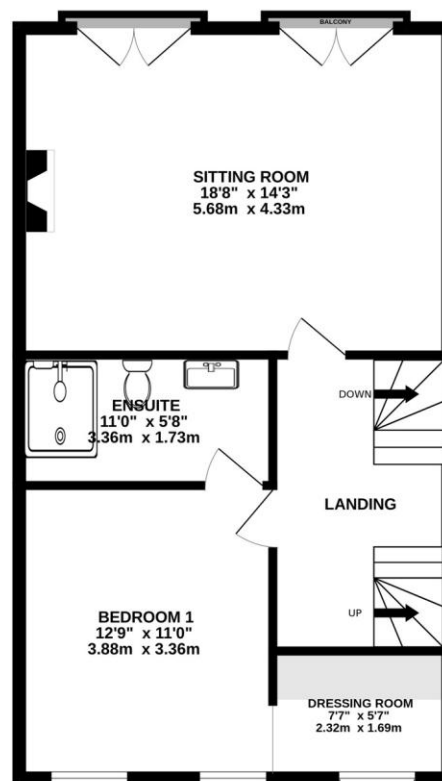




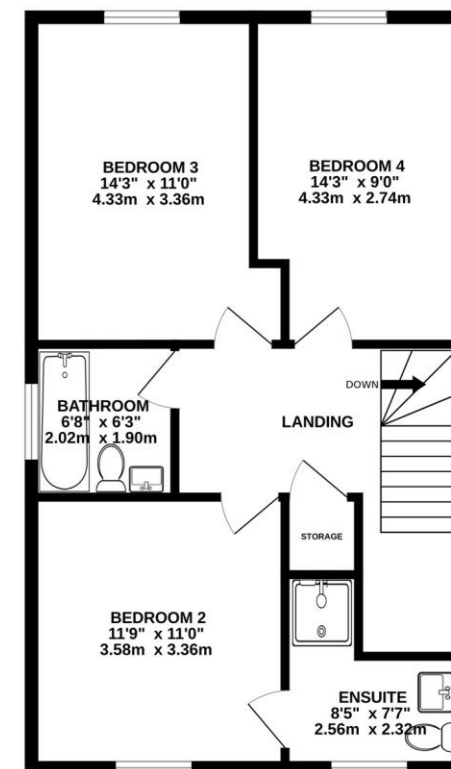




GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

TOTAL FLOOR AREA : 2054 sq.ft. (190.8 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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