



## 4 South Grove

Alderley Edge, SK9 7EX

Offers Over £550,000

- Central Alderley Edge - moments from the village
- 3 Bedrooms
- Great investment opportunity
- Spacious cellars
- Semi-detached
- Driveway with parking for 2 cars
- Planning approved for 2-storey extension
- Great potential, benefiting from modernisation



## General

Original features throughout including stripped pine internal doors, single glazed sash windows, and stripped floorboards

## Entrance Hall

Solid wood door with front facing window to side and fanlight over, opening from the porch; ceiling light fitting; stripped floorboards; single radiator; dado rail; stairs to first-floor and doors off to sitting room and dining room.

## Sitting room 4.83m x 3.65m (15'10" x 11'11")

Front facing box bay of wooden double glazed windows; ceiling coving; three wall light fittings; stripped floorboards; double radiator; and a gas coal effect fire in cast iron fireplace with tiled inserts and pine mantel and surround.

## Dining room 3.93m x 5.74m (12'10" x 18'9")

Dual aspect room with side facing single glazed sash window and French window to rear; ceiling coving; ceiling light fitting and two wall fittings; double radiator; single radiator; stripped floorboards; gas coal effect fire in reproduction cast-iron fireplace with marble hearth and pine mantel and surround.

## Kitchen 2.65m x 2.69m (8'8" x 8'9")

Opens directly from dining room with side aspect single glazed window and half glazed external door; recessed spotlights; grey stone effect tile flooring; a range of base and eye level units in cream paint finish laminate with medium wood block laminate worktop and grey bistro tiles; stainless steel sink. Integral appliances include a Lamona undercounter refrigerator, matching stainless steel and glass

electric fan oven, matching four burner gas hob, with extractor over, matching undercounter freezer and dishwasher; a false wall cupboard houses the gas central heating boiler.

## Stairs and first-floor landing

Ceiling lights and loft access hatch; dado rail on stair wall; stripped pine treads and risers with matching banister and balustrade rails; doors off to three bedrooms and a shower room.

## Bedroom three 2.87m x 2.45m (9'4" x 8'0" )

Rear aspect room with single glazed sash window; ceiling light fitting; stripped floorboards; double radiator; and corner storage cupboard.

## Bedroom two 3.96m x 3.18m (12'11" x 10'5" )

Rear aspect room with single glazed sash window; ceiling light fitting; stripped floorboards; double radiator.

**Primary bedroom 4.2m x 3.63m (13'9" x 11'10")**

Front aspect room with single glazed sash window; ceiling light fitting; stripped floorboards; double radiator; with dado rail and ornate coving.

**Shower room**

Front aspect single glazed sash window; recessed spotlights; white tiled floor with black diamond insert; white half tiled walls with black-and-white marble dado tiles; white ceramic suite consisting of a pedestal hand washbasin and wall mounted cistern and pan; large rectangular toughened glass shower cubicle with two sliding doors; marble effect tiled walls; and chrome mixer shower.

**Cellar**

Accessed via staircase from dining room; ceiling light fitting; radiator; and storage cabinet with sliding

doors; door to laundry room with ceiling light fitting, radiator, and plumbing for laundry machines.

**Main room 4.18m x 3.14m (13'8" x 10'3")**

Opening directly from lobby; ceiling light fitting; side aspect single glazed window; and double radiator.

**Wetroom**

Opening directly from lobby with shower curtain over; ceiling light fitting with extractor; black tiled floor with central drain; white tiled walls; wall mounted chrome mixer shower; white ceramic suite consisting of a pedestal hand wash basin and low-level WC.

**Outside**

To the front is an old stone paved parking area with low brick wall boundaries and further parking to side leading to a gate to the rear courtyard.

Enclosed rear yard with high brick walls, base a mixture of engineering brick and original stone pavers with access to office and brick and stone steps up to a small terrace with black iron railings giving access to the kitchen.

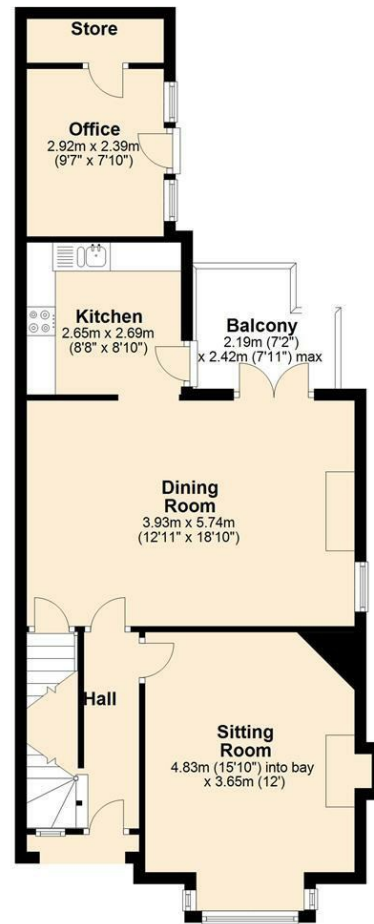
**Office 2.92m x 2.39m (9'6" x 7'10")**

External room built onto the rear of kitchen with side aspect half glazed door and two matching double glazed windows; radiator; ceiling light fitting; and door to storeroom with ceiling light.



### Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



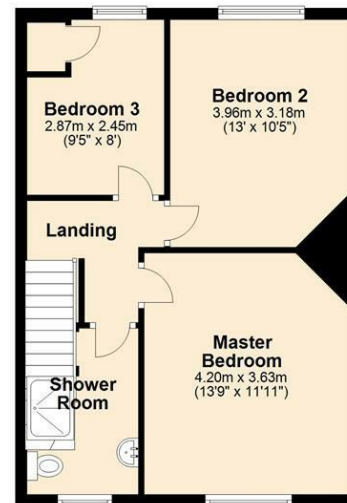
### Basement

Approx. 21.6 sq. metres (232.0 sq. feet)



### First Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.  
Plan produced using PlanUp.

**Council Tax Band:**  
Tax Band F

**Tenure:**  
Freehold

**Local Authority:**  
Cheshire East

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements