

ANY
PART EXCHANGE
WELCOME



South Bank Close
Alderley Edge, SK9 7LQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



South Bank Close, Alderley Edge, SK9 7LQ

This attractive five-bedroom, two-bathroom detached family home is ideally located at the head of a cul-de-sac, offering privacy and tranquillity. Its proximity to Alderley Edge Village ensures convenient access to amenities and local schools, making it an ideal choice for families seeking both comfort and convenience.

The stone-flagged driveway offers a charming approach to the home and provides ample parking for several vehicles, ensuring convenience for residents and guests alike. Upon entering through the front door, you are greeted by a welcoming hallway that provides access to a convenient downstairs WC and under stairs storage, offering practicality for daily living. The spacious breakfast kitchen, characterised by beautiful feature bay windows that flood the space with natural light. The kitchen boasts matching high gloss wall and base units, integrated appliances, and provides access to the garden. Adjacent to the kitchen is the large living/dining room situated at the rear of the home, which opens up through French doors onto the garden. This room benefits from dual aspect windows, ensuring plenty of light, and features a gas fire with remote control and a modern surround, creating a cosy ambiance. Additionally, there is a dedicated dining area within this space, perfect for hosting gatherings or enjoying family meals. Completing the ground floor layout is a versatile sitting room, offering flexibility to be used as another reception room, playroom, or home office. This room flows seamlessly into an integral garage, which features an electric roller door, providing convenient access for parking or storage. Rounding off the ground floor amenities is a utility room, offering practicality for all your washing needs, and also providing access to the garden for added convenience.

Heading up the stairs to the first floor, you'll find the main bedroom, complete with fitted wardrobes for ample storage and an ensuite shower room, providing added convenience and privacy. The first floor also accommodates four additional bedrooms, three of which are double bedrooms, offering plenty of space for family members or guests to rest and relax. The fifth bedroom is currently utilised as a study, providing a quiet and functional space for remote work or study. Completing the first floor is a modern family bathroom, equipped with a walk-in double-length shower, a vanity sink unit, and a heated towel rail, ensuring comfort and luxury for all residents. This stylish and well-appointed bathroom is designed to cater to the needs of the entire household, offering both functionality and aesthetic appeal.

To the rear of the property, you'll find an enclosed garden that offers a serene outdoor space for relaxation and recreation. The garden is predominantly laid to lawn, providing a lush green backdrop for outdoor activities and enjoyment. Complementing the lawn is a stone-flagged patio area, perfect for alfresco dining, entertaining guests, or simply soaking up the sunshine. This patio space offers a charming setting for outdoor gatherings and creates an inviting atmosphere for enjoying warm summer days and evenings. Additionally, the garden features plenty of shrubs and bushes, which contribute to the overall aesthetic appeal and create a well-established landscape.





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The Current Owners Love:

- Great location for quick coffee or glass of wine in the village, plus a short walk to Waitrose, doctors or dentist.
- Safe, quiet garden with lots of greenery and birds around
- Been a great family house for a family of 5, with access to great local schools but easy access to Alderley Edge Train Station



We Have Noticed:

- Well-proportioned home throughout, perfect for a growing family
- A unique location on a family friendly cul-de-sac within a short stroll to the village and train station
- Local countryside is literally on the doorstep and lovely walks to The Edge





Key Features:

- A well-proportioned five bedroom, two bathroom detached family home
- Walking distance of Alderley Edge Village and Train Station
- Situated at the head of a secure cul-de-sac location
- Catchment for excellent local schools
- Integral garage, downstairs WC and utility room
- Stone flagged driveway providing ample parking space

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 1644

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 15'1" x 6'8" (4.6m x 2.03m)

Kitchen 13'10" x 11'11" (4.22m x 3.63m)

Living Room 20'6" x 13'0" (6.25m x 3.96m)

Dining Room 8'7" x 8'3" (2.62m x 2.51m)

Sitting Room 12'6" x 8'7" (3.81m x 2.62m)

WC 5'6" x 2'5" (1.68m x 0.74m)

Utility Room 7'9" x 6'0" (2.36m x 1.83m)

Garage 13'5" x 7'9" (4.09m x 2.36m)

FIRST FLOOR

Landing 20'3" x 6'8" (6.17m x 2.03m)

Bedroom One 11'7" x 11'4" (3.53m x 3.45m)

Ensuite 7'11" x 5'6" (2.41m x 1.68m)

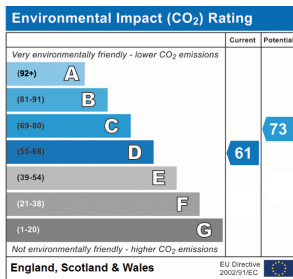
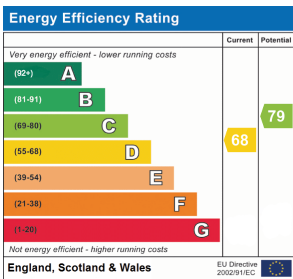
Bedroom Two 16'10" x 9'6" (5.13m x 2.9m)

Bedroom Three 15'6" x 9'10" (4.72m x 3m)

Bedroom Four 11'10" x 8'8" (3.61m x 2.64m)

Bedroom Five 10'0" x 8'8" (3.05m x 2.64m)

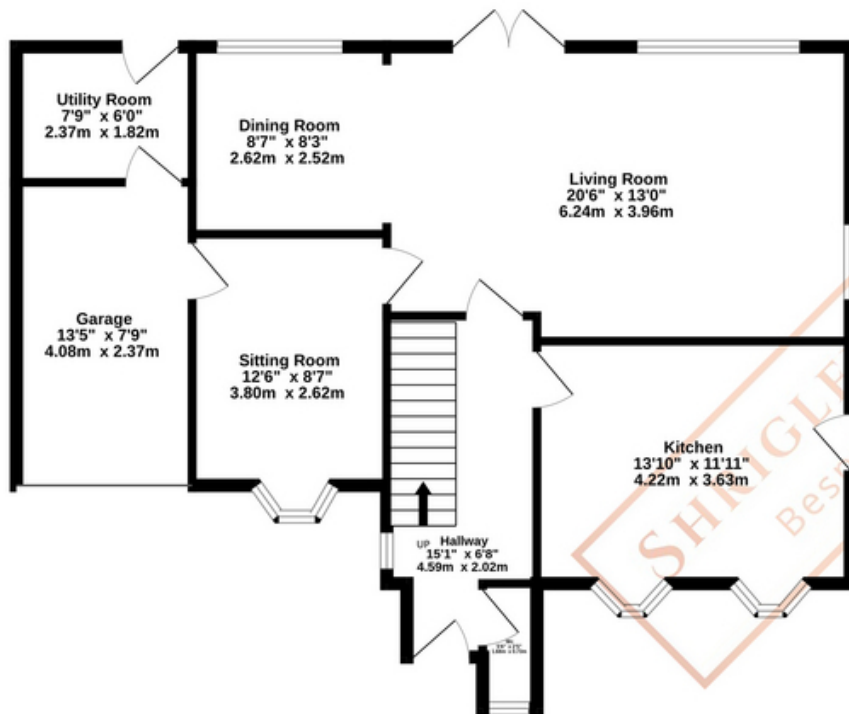
Bathroom 7'1" x 5'6" (2.16m x 1.68m)



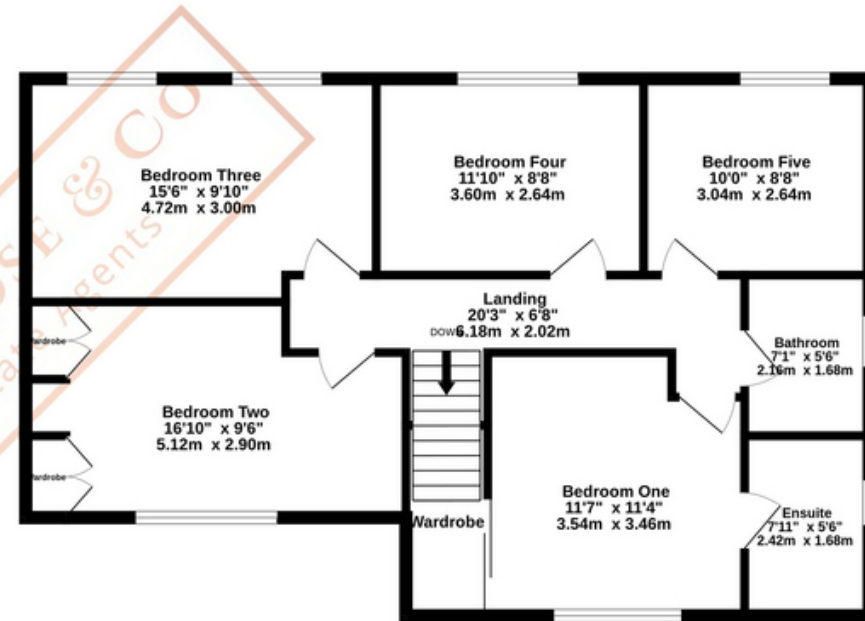


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
834 sq.ft. (77.5 sq.m.) approx.



1st Floor
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.8 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrighley-rose.co.uk

www.shrighley-rose.co.uk

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