



Jordan fishwick

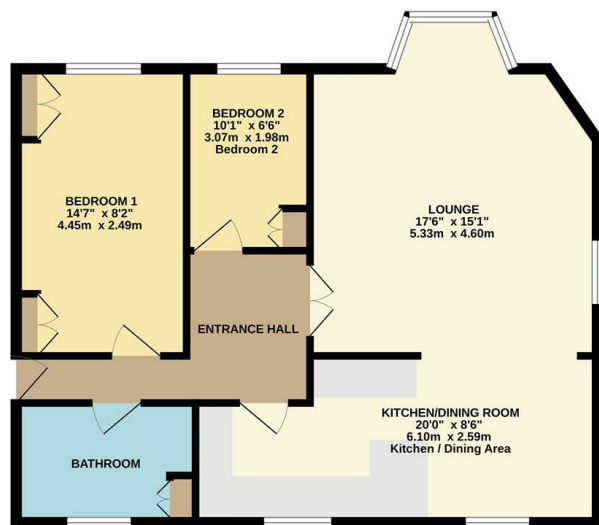
12 CARPENTERS COURT SOUTH STREET ALDERLEY EDGE
Guide Price £269,950

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A spacious top floor (second floor) two bedroom apartment located in a central position within Alderley Edge village. Alderley Edge is a thriving village offering excellent local amenities whilst benefitting from easy access to the countryside surrounding. The apartments in brief consists of a spacious entrance hallway with a set of internal glazed double doors leading through to the living room. The living room is well proportioned and benefits from having a dual aspect view and a feature gas fireplace. The kitchen diner is partially open plan with a living space having views to the rear of the property. The kitchen is fitted with a modern range of matching wall and base units with breakfast bar area and has space for several appliances and an integrated oven and electric hob. Bedroom one and bedroom two both benefit from fitted wardrobes providing additional storage. The bathroom is fitted with a three-piece white bathroom suite and has a large built-in storage cupboard which offers a further space for a tumble dryer and contains the gas boiler. The property is double glazed and gas central heated and is offered to the market with NO VENDOR CHAIN.



SECOND FLOOR



Measurements are approximate. Visit to verify. Illustrative purposes only. Made with HARPINS E2023



- Second Floor Apartment
- Convenient location
- Off road parking
- Two Bedrooms
- Kitchen Diner
- Close proximity to train station
- Spacious Living Room
- Open Plan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	49	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	