

Andrew J Nowell & Company

8 Haddon Close, Alderley Edge

Offers Over £700,000







8 Haddon Close, Alderley Edge, SK9 7RD

- No Onward Chain
- Cul-de-sac Position
- First time on the market in 60 years
- In need of modernisation

An excellent opportunity to acquire a four-bedroom detached family home, occupying a generous plot within a well-established residential cul-de-sac, conveniently positioned within walking distance of Alderley Edge village centre. Offered to the market for the first time since its construction approximately 60 years ago, the property now requires a programme of modernisation and refurbishment, presenting an exciting opportunity for purchasers to create a home tailored to their own requirements. The accommodation extends to approximately 1,348 sq.ft., including the integral garage, with considerable potential to remodel, reconfigure and potentially extend the existing property, subject to the necessary planning permissions and consents.

The ground floor accommodation is approached through an entrance porch leading into the entrance hall, with staircase to the first floor. The spacious living and dining room extends to over 24ft in length, featuring a bay window overlooking the front garden, a central fireplace and glazed door opening directly onto the rear garden. The kitchen is positioned to the rear of the property and is fitted with a range of traditional wall and base units, with pleasant views over the garden. The existing layout offers excellent scope for reconfiguration to create a more contemporary open-plan living arrangement. Completing the ground floor is a separate cloakroom/WC and integral single garage, offering further potential for conversion, subject to the necessary consents.

To the first floor, a central landing provides access to four bedrooms and the family bathroom. The two principal bedrooms are generously proportioned, with the front bedroom benefiting from glazed doors opening onto a private balcony overlooking the front garden. There are two further bedrooms, both offering flexibility for family accommodation or home working, together with a family bathroom fitted with a traditional three-piece suite. Whilst the accommodation requires significant updating throughout, the well-balanced proportions and existing layout provide an excellent foundation for a comprehensive refurbishment, with the opportunity to create a superb contemporary family home.

Externally, the property occupies a generous plot with a driveway providing off-road parking and access to the integral garage. The front garden is principally laid to lawn with established borders, whilst the substantial rear garden enjoys a good degree of privacy, being predominantly laid to lawn and enclosed by mature hedging. The size and configuration of the plot offer considerable scope for landscaping and potential extension, subject to the necessary approvals. Haddon Close is a mature residential cul-de-sac within easy walking distance of Alderley Edge village centre, with its excellent selection of shops, restaurants, cafés and railway station. Having remained in the same ownership since it was built, 8 Haddon Close represents a rare opportunity to acquire a detached family home with considerable potential in a highly convenient Alderley Edge location

Important Information

- Council Tax – Cheshire East – Band F
- EPC Rating – TBC
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage.
- Parking: Driveway & Garage
- What 3 Words – ///free.rail.locals
- Flood Risk*: Very low risk of flooding
- Broadband**: Ultrafast Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

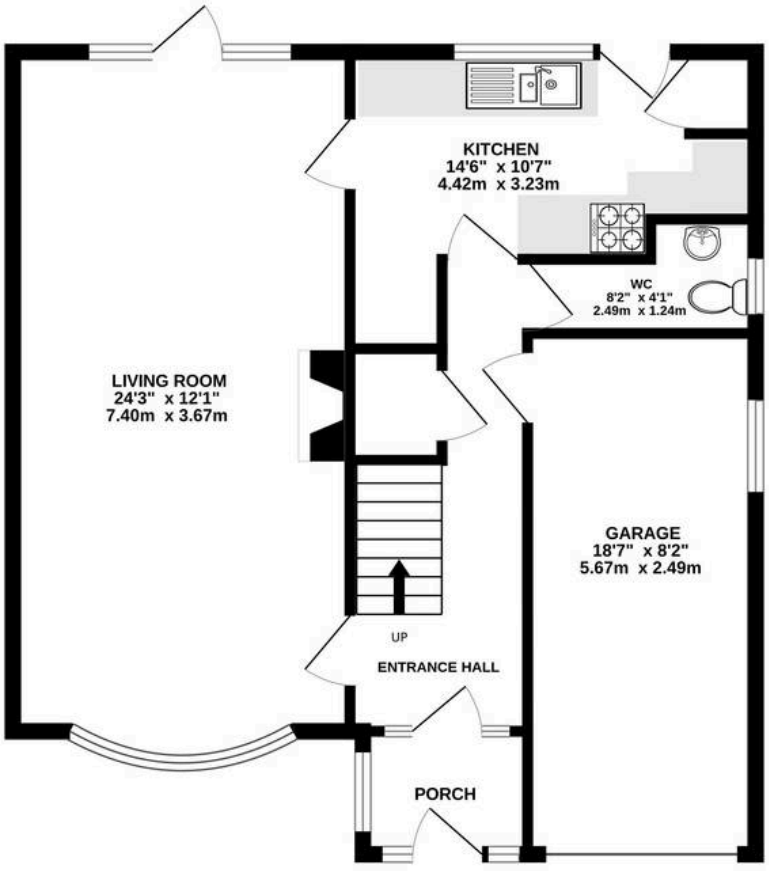
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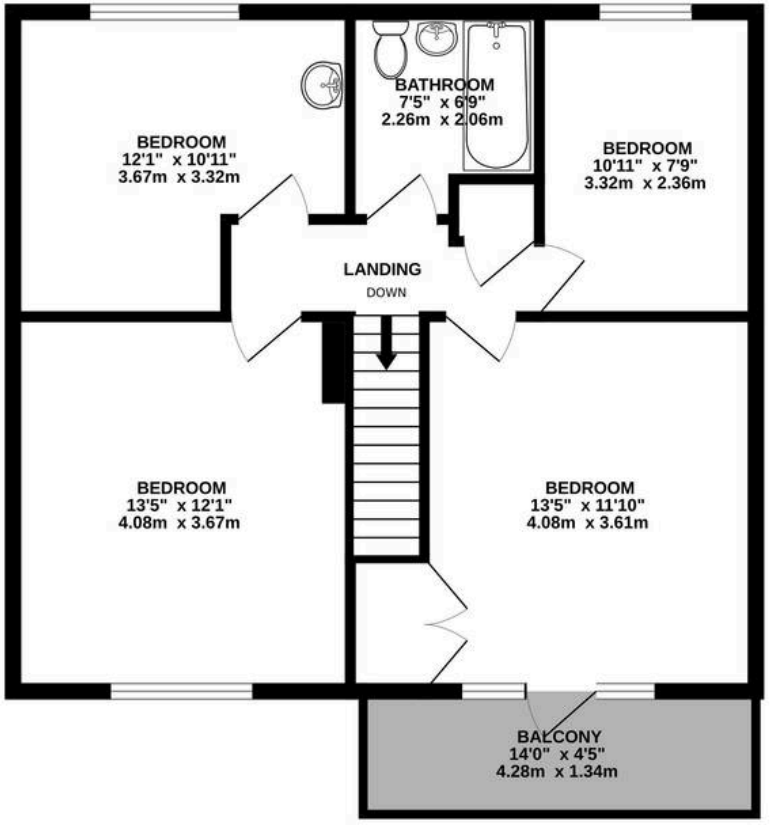




GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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