





## 26 Congleton Road, Alderley Edge

A beautifully refurbished period villa finished to an exceptional standard, ideally located just moments from the village high street. This high-specification home offers stylish, contemporary living with a gated private driveway, sunken courtyard garden, and a self-contained annex.

The ground floor features an impressive open-plan living, dining and kitchen space with sleek units, integrated appliances, granite worktops and a central island. A striking glass light well and sliding doors open onto a sun-drenched, sheltered courtyard garden. A study area and elegant cloakroom complete the ground floor, enhanced by wood-effect flooring and wet underfloor heating throughout.

Upstairs, two generous bedrooms are served by two luxurious, recently refitted bath/wet rooms, finished with bespoke porcelain tiling and modern fittings. Original-style sash windows have been sympathetically upgraded to double glazing, and the home benefits from a fully integrated audio-visual system.

Externally, electric wrought-iron gates lead to a resin driveway with off-street parking, while steps descend to a stylish lower courtyard with planted borders and a feature water installation.

A detached, self-contained annex provides flexible additional accommodation, including a bedroom, kitchen area and high-quality wet room—ideal for guests or independent living.





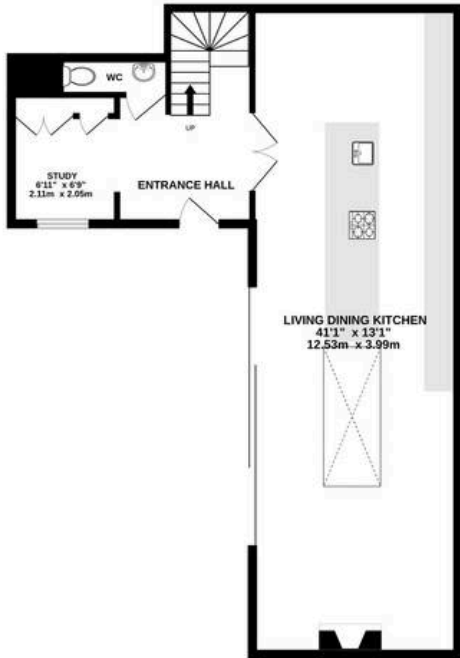
## 26 Congleton Road, Alderley Edge

- Immaculately refurbished high-specification period townhouse
- Impressive open-plan living, dining and kitchen with island and integrated appliances
- Glass lightwell and sliding doors opening to a private sunken courtyard garden
- Two generous bedrooms with two luxury bathroom/wet rooms
- Wood-effect flooring with wet underfloor heating to the ground floor
- Integrated audio-visual system with speakers in principal rooms
- Gated resin-bond driveway providing private off-street parking
- Detached self-contained annex with bedroom, kitchen and wet room
- Prime village location within a short walk of the high street

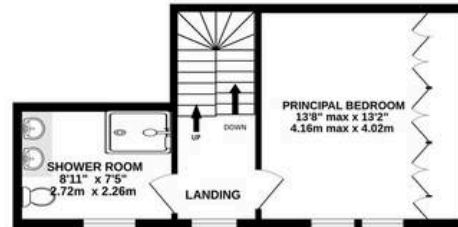




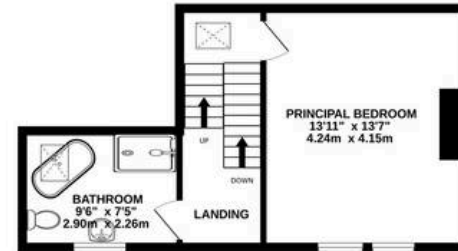
GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



ANNEX  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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