



Andrew J Nowell
& Company

26 Duke Street, Alderley Edge

Guide Price £450,000



26 Duke Street, Alderley, Edge, SK9 7HX

- Period Features
- No Onward Chain
- Recently Refurbished
- Courtyard Garden

This is a charming period property which has just undergone a significant renovation throughout and is offered for sale with no onward chain.

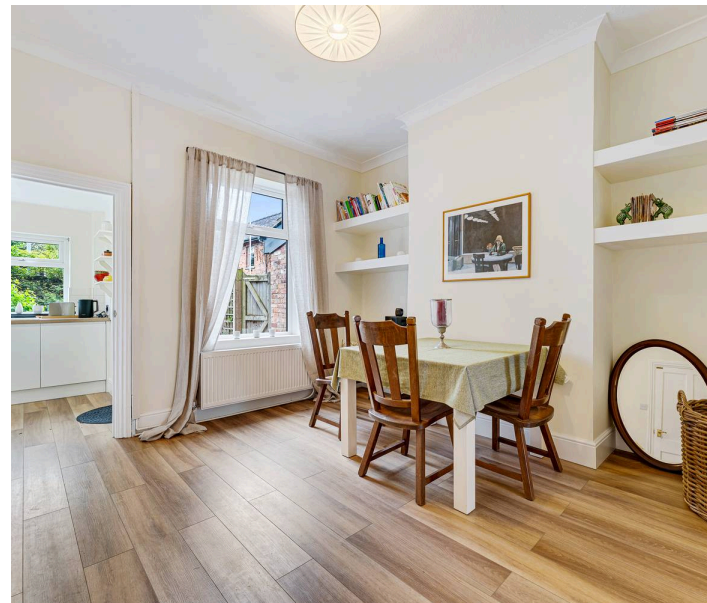
On the ground floor there is a covered entrance vestibule which opens through to the hallway.

The main living space of this home has been opened up to create a bright and versatile space with log burning stove and charming dual aspect with sash windows.

From the living area is the newly fitted kitchen with traditional shaker style units, wood effect worktops and integrated appliances.

The downstairs has hard wearing wood effect flooring throughout.

Upstairs is the principal bedroom with built in wardrobes, second bedroom and modern shower room with contemporary fittings and bespoke tiling.



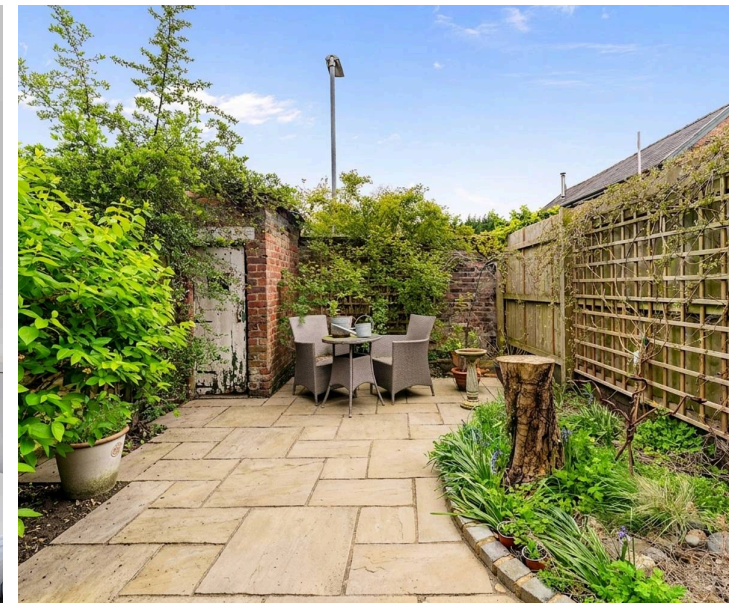
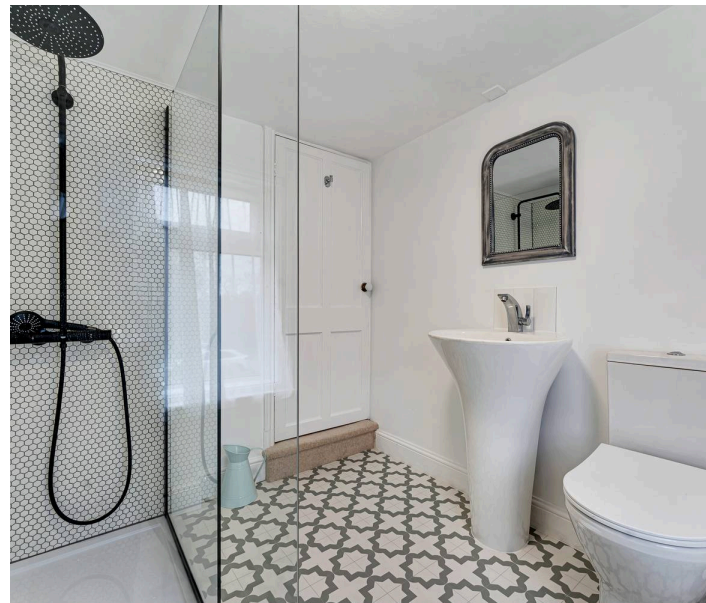
To the rear of the property is a low maintenance paved courtyard which enjoys a sunny westerly aspect. Duke Street is a charming, cobbled road situated a short walk from the village centre with on street parking and quick access up onto The Edge.

The village offers everything for day-to-day needs along with the train station with links to Manchester and London.

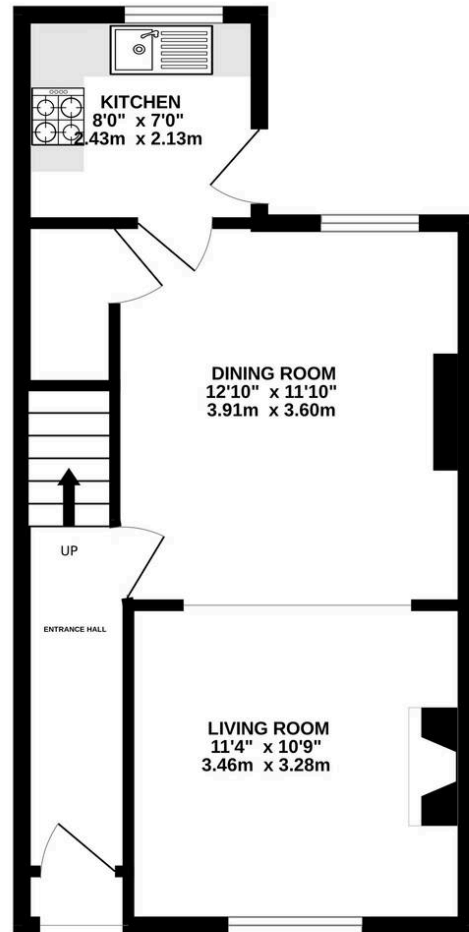
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Important Information

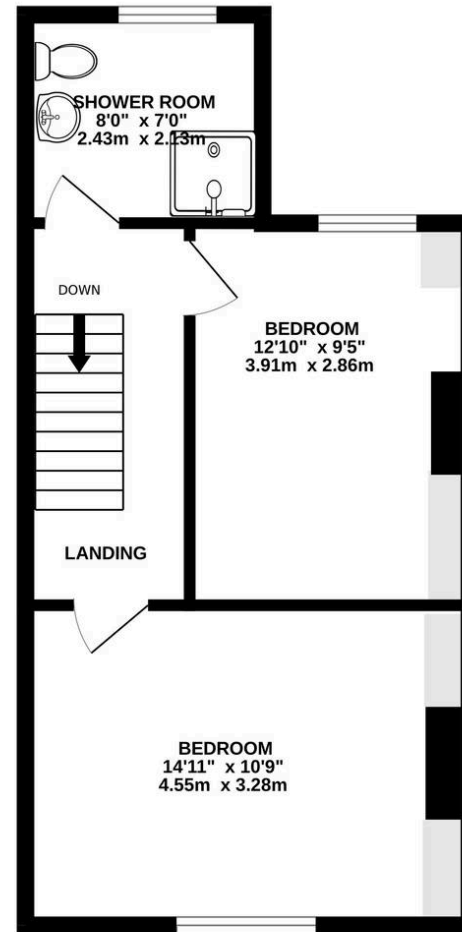
- What 3 Words – [///play.certified.score](http://play.certified.score)
- Council Tax – Cheshire East Band D
- EPC Rating – c (69/86)
- Tenure – Leasehold - 842 Years Remain
Ground Rent - £5 per annum (TBC)
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: On street parking
- 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.
* Information provided by GOV.UK
**Information provided by Ofcom checker.



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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