

## 17 ARDERNE PLACE ALDERLEY EDGE SK9 7EN

**NO CHAIN.** Jordan Fishwick are thrilled to bring this modern and stylish three-bedroom townhouse to market, boasting a desirable location in the heart of the Alderley Edge village. The home offers versatile accommodation as well as being stone's throw away from a wide variety of excellent local amenities.

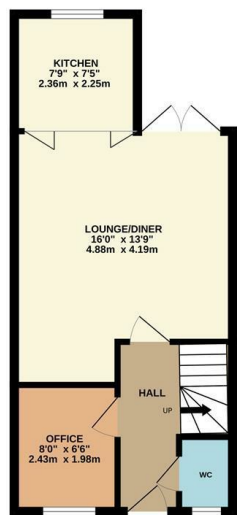
The accommodation in brief comprises an inviting entrance hallway that provides access to a useful utility room/downstairs WC and a separate study/reception room, ideal for home workers. To the rear the property offers a bright and spacious living/dining area featuring herringbone flooring throughout and French doors opening onto the south-facing garden. The room flows seamlessly via unique and individual set of bi-folding internal doors with bespoke artistic style leading to the contemporary kitchen fitted with modern wall and base units, complimentary worktops and a range of integrated appliances.

To the first floor are two well-proportioned bedrooms being served by a modern, three-piece family bathroom suite. Occupying the entire second floor is the impressive principal suite that provides a peaceful retreat, complete with a Juliet balcony, extensive fitted wardrobes, and a luxurious four-piece ensuite. Worthy of note is the feature freestanding bath and separate walk-in shower with stylish tiles surrounding.

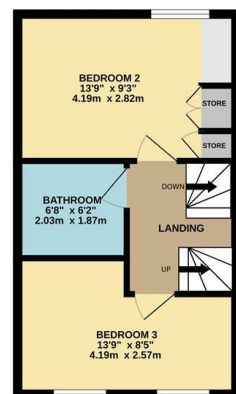
Externally, the property offers off-road parking for two vehicles to the front aspect and to the rear an excellent south-facing garden, offering both patio and lawned areas, perfect for outdoor entertaining. Viewings essential.



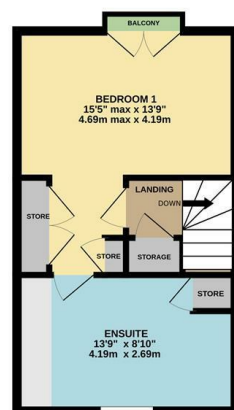
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Miroplan ©2020.



- No Chain
- Three Bedrooms
- Prime Alderley Edge Location
- Stunning Four Piece Ensuite
- Townhouse Living
- Off Road Parking

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		71	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC