

LEASEHOLD



House - Terraced

**34A KNUTSFORD  
ROAD, ALDERLEY  
EDGE, SK9 7SF**

**£475,000**

**FEATURES**

- Three spacious bedrooms
- Conveniently located between Wilmslow & Alderley Edge
- Spacious open-plan kitchen dining room
- Private rear garden
- Off road parking for two vehicles
- Chain free



**ACOBAS**

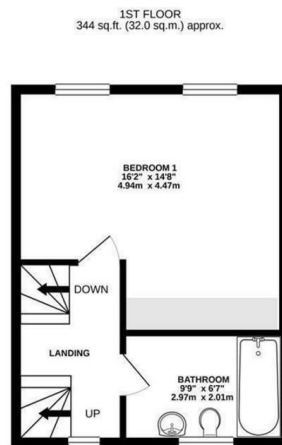
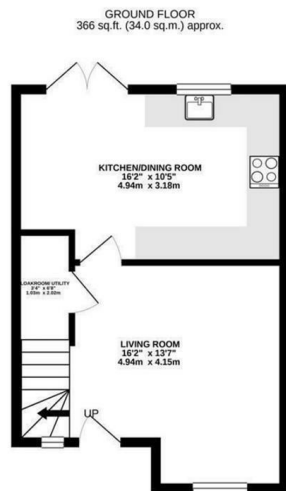
# 3 Bedroom House - Terraced located in Alderley Edge

Acobas are delighted to bring to market this beautifully presented three-storey townhouse, forming part of a modern development conveniently positioned for both Alderley Edge and Wilmslow village.

Call us on  
01565 396 356

Info@acobas.co.uk  
www.acobas.co.uk

Council Tax Band  
**E**



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

