







# 38 Trafford Road

## Alderley Edge

Beautifully renovated 3-bed Victorian semi on sought-after Alderley Edge road. Open-plan kitchen/living, cellar study and cinema, 3 bathrooms, landscaped garden with sun terrace and parking for 2 cars.

Council Tax band: F

Tenure: Leasehold

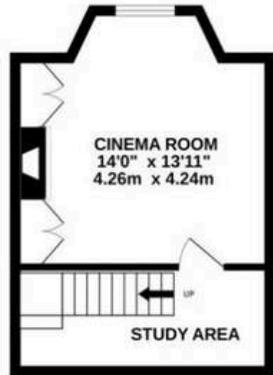
EPC Energy Efficiency Rating: E

- Prestigious location on one of Alderley Edge's most sought-after roads, with private drive and parking for two cars.
- Stunning renovation blending Victorian character with modern style, including sash bay windows and two log-burning stoves.
- Open-plan living/dining kitchen with Siemens appliances, rooflights, bi-fold doors, and adjoining utility/boot room.
- Converted cellar providing a home office and cinema room.
- Three spacious double bedrooms, all with en-suites or dedicated bathrooms, plus fitted wardrobes and luxury finishes.
- Landscaped south-westerly garden with patios, lawn, mature planting, and evening sun—ideal for entertaining.





**BASEMENT LEVEL**  
254 sq.ft. (23.6 sq.m.) approx.



**GROUND FLOOR**  
853 sq.ft. (79.2 sq.m.) approx.



**1ST FLOOR**  
505 sq.ft. (46.9 sq.m.) approx.



**2ND FLOOR**  
259 sq.ft. (24.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1871 sq.ft. (173.8 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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