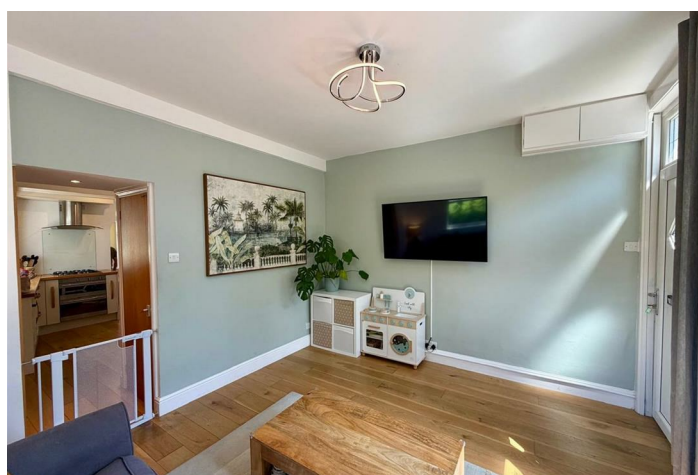


FREEHOLD



House - End Terrace (EPC Rating: D)

112 Knutsford Road, Alderley Edge, SK9 7SW

Offers in excess of
£350,000

ACOBAS



2 Bedroom House - End Terrace located in Alderley Edge

Occupying a delightful position with open countryside views, this beautifully presented period end-terrace offers an excellent blend of character, modern styling and practical living space, all within easy reach of Alderley Edge village and excellent transport links.

The accommodation begins with a welcoming lounge featuring generous proportions and plenty of natural light, creating an ideal everyday living space. To the rear, the property opens into an impressive dining kitchen fitted with a comprehensive range of contemporary units, quality worktops and integrated cooking appliances, providing a sociable space for both everyday family life and entertaining. Beyond the kitchen is a separate utility room offering excellent additional storage and laundry space with direct access to the rear garden.

A particularly valuable addition is the useful cellar, providing substantial storage or excellent potential for a variety of future uses, subject to any necessary consents.

To the first floor are two well-proportioned double bedrooms together with a stylish modern family bathroom, finished with contemporary tiling and a white three-piece suite.

Externally, the property enjoys an attractive enclosed rear garden with a paved seating area, lawn and mature planting, providing an excellent space for outdoor entertaining or relaxing.

Offering stylish accommodation, character features and an enviable setting, this superb home will appeal to first-time buyers, professional couples, downsizers and investors alike.



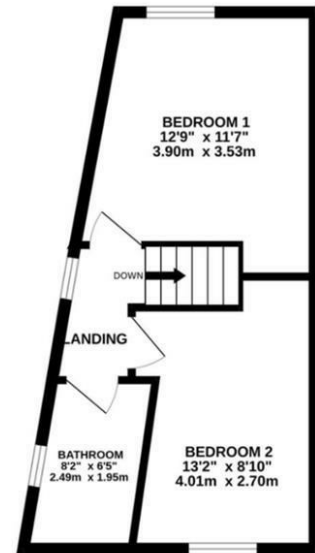
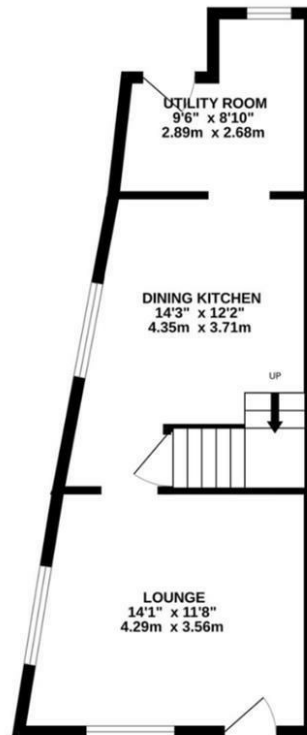
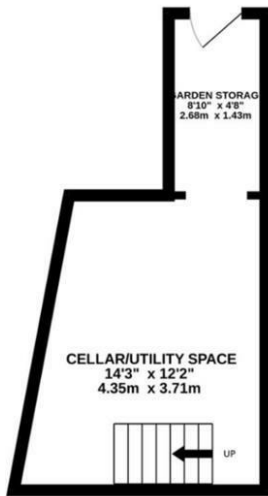




BASEMENT
196 sq.ft. (18.2 sq.m.) approx.

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

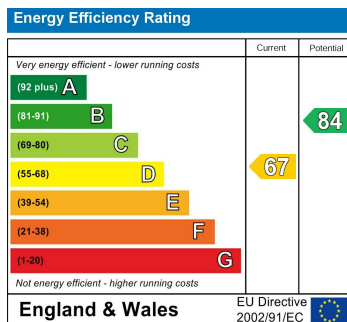


TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band

D

Energy Performance Graph



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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.

ACOBAS