



*jordan fishwick*

31 Knutsford Road, SK9 7SD  
Guide Price £479,950

# Knutsford Road Alderley Edge

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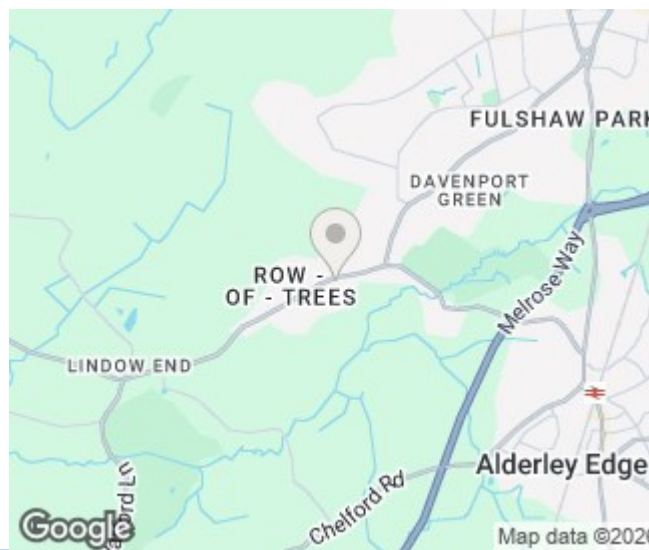



NO CHAIN. Located on a secluded position, set back on Knutsford Road in Alderley Edge this beautifully presented and recently refurbished semi detached property offers excellent accommodation throughout. Benefiting from off road parking to the rear of the property and converted outbuildings which are integrated/connected to the property, this property will be highly sought after. In brief the light and airy accommodation comprises a storm porch which leads to a UPVC double glazed entrance door and the internal entrance hallway. The ground floor accommodation consists of an understairs storage cupboard, spacious living room with dual aspect views, a modern kitchen diner with stylish fitted coloured base and high level units. The kitchen features a set of UPVC double glazed French doors which lead to the rear patio and garden. There are several integrated kitchen appliances and space for a dining room table and chair set. Furthermore, the integral outbuildings provide extra storage with direct secure access from the front to the rear of the property, a downstairs WC and a utility room which provides practicality. The utility room houses the modern gas combination boiler, has a fitted storage units with work surfaces, a sink and space for a laundry appliances. The first floor accommodation comprises three well proportioned bedrooms and a family bathroom which has been re-fitted with a modern and stylish three piece white bathroom suite. To rear of the property the garden is well maintained, laid mainly to lawn with a southerly aspect and an Indian stone paved patio has been laid, ideal for entertaining. There is a rear secluded parking area accessed via Dingle Avenue for two vehicles which is paved and benefits from a timber screening fence to three sides.





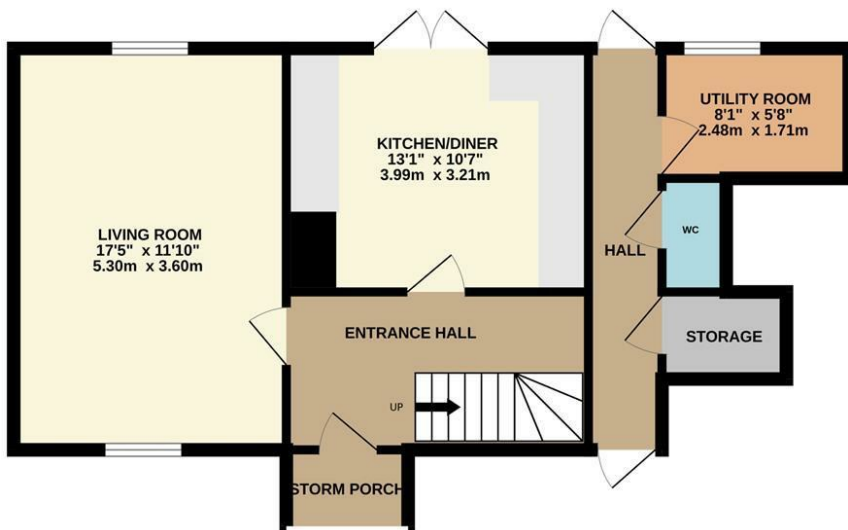
- Modernised and stylish throughout
- Highly sought after location
- Stunning rear garden
- Off road parking to the rear
- Utility room and Downstairs W.C
- Kitchen diner
- Spacious accommodation



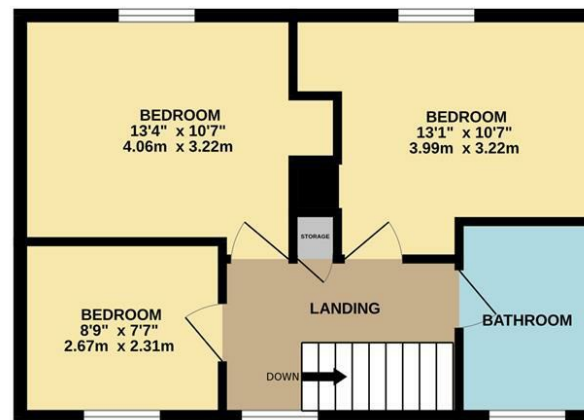
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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