



9 EAST COURTYARD ALDERLEY PARK, NETHER ALDERLEY, SK10 4JS

Andrew J Nowell
& Company



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£2,000 Per Month

- Period Barn Conversion By The P J Livesey Group
- Two Bedrooms / Two Bathrooms
- Sought After Alderley Park Development
- Well Presented Throughout
- Beautiful Garden & Allocated Parking

An immaculate 2 bed, 2 bath, beautifully appointed barn conversion in the exclusive Alderley Park development. Contemporary kitchen with integrated appliances. Attractive gardens and off road parking.

A truly gorgeous setting - viewing highly recommended.

Available end of February 2026.

Important Information

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What3Words - [///sunblock.either.warned](https://www.what3words.com/sunblock.either.warned)





Parking - Allocated Parking

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - C (78/90)

Council Tax band - D (Cheshire East).

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

**Flood Risk - There is a very low flood risk for this property.

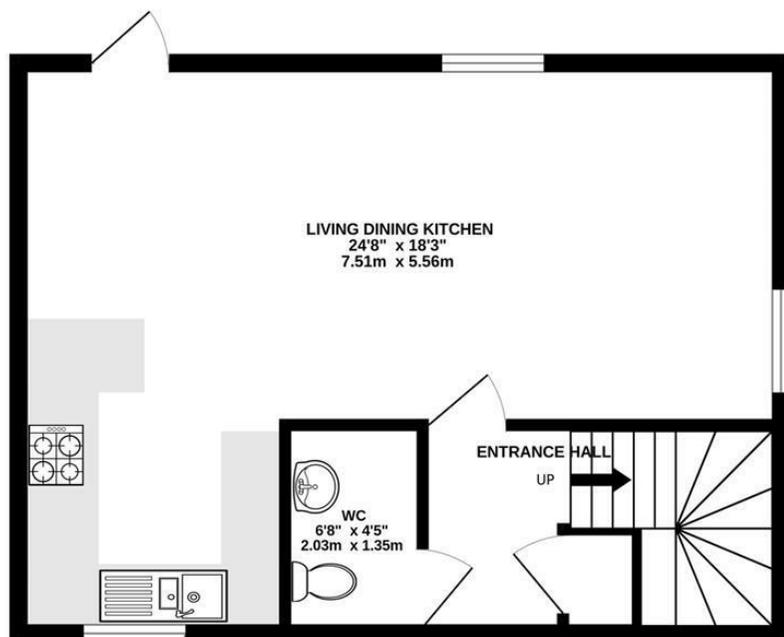
*Broadband - Ultrafast broadband available at the property

*Mobile - Likely coverage by EE, O2, Three and Vodafone.

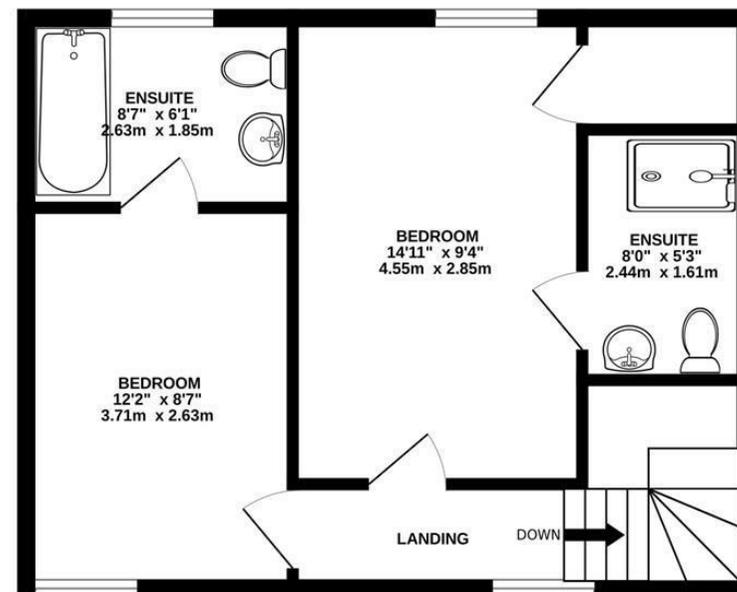
* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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