

36 Trafford Road
Alderley Edge



Guide Price £895,000

Andrew J Nowell
& Company



36 Trafford Road, Alderley Edge, Cheshire, SK9 7NN

Period semi-detached family home, located in a sought after location within the village. Close to all local amenities.

- Period Features
- South Facing Garden
- Three Double Bedrooms
- Driveway & Garage

36 Trafford Road is a charming Victorian semi-detached home with well-balanced accommodation set across four floors. The property is well presented with a wealth of charm and period features throughout.

On the ground floor is the entrance hall, downstairs wc, living room with bay window and feature fireplace. Dining room, fully fitted kitchen and conservatory. On the lower ground floor, a spacious room ideal for conversion.

To the first are two spacious bedrooms one with en-suite and the main family bathroom with modern suite. To the second floor is a double bedroom with en-suite toilet.

Externally the property is approached via a paved driveway offering off road parking. To the rear is a secluded South Westerly facing garden laid to lawn with stone flagged patio, mature borders and shrubs. Detached single garage with attached greenhouse.





The house occupies a desirable position on this popular road in the heart of Alderley Edge village. Alderley village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport. Alderley Edge Railway station is within walking distance with local and commuter rail links to Manchester and London.

The property is offered for sale with no onward chain.

Important Information

What 3 Words – [///global.formed.able](http://global.formed.able)

Council Tax – F

EPC Rating – TBC

Tenure – Leasehold – 863 yrs remaining
Ground Rent - £15.13 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very low Risk

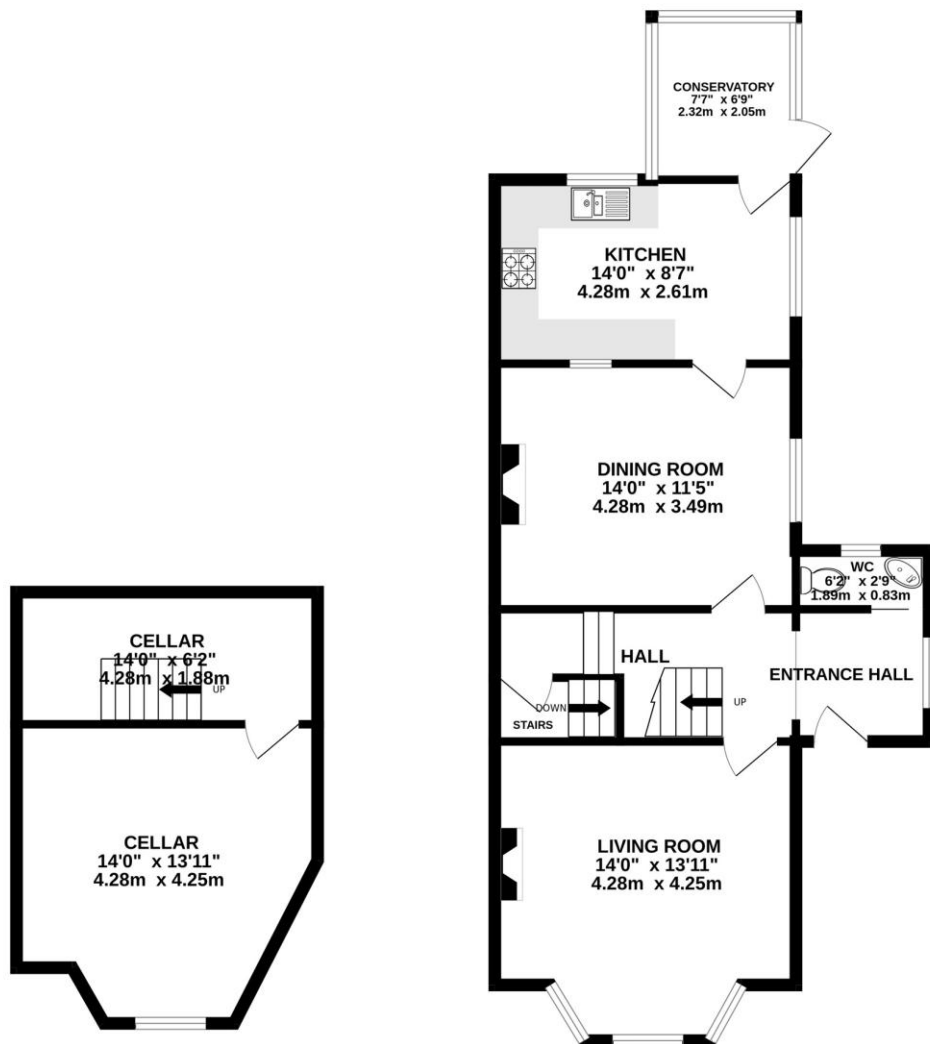
Broadband**: Ultrafast available.

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

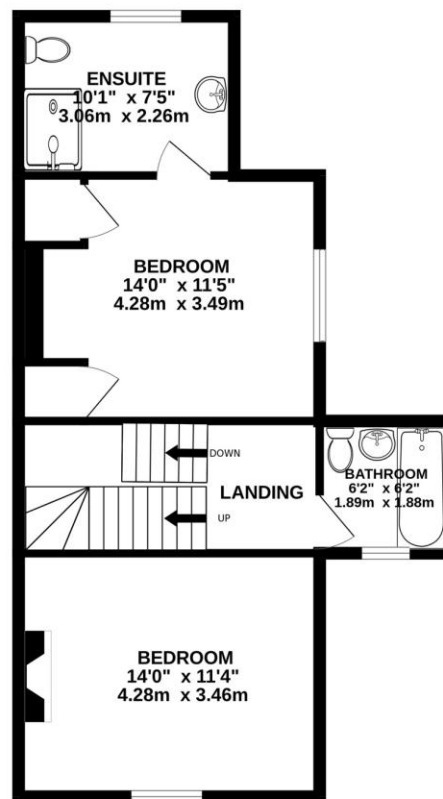
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

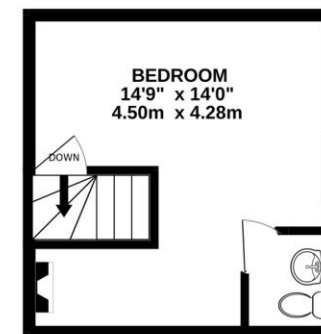


BASEMENT
259 sq.ft. (24.0 sq.m.) approx.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.

TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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