

3 Clifton Street
Alderley Edge



Guide Price - £585,000

Andrew J Nowell
& Company



3 Clifton Street, Alderley Edge, Cheshire, SK9 7NW

Period property with accommodation over three floors located in a central village location. Offered to the market with No onward chain.

- Three Bedrooms
- Village Location
- Two Bathrooms
- Courtyard Garden

3 Clifton Street is a charming period mid terrace home located on this popular road in the heart of Alderley Edge Village.

The property has been extended and offers spacious and versatile accommodation throughout. On the ground floor is the entrance hall, living room with feature fireplace (with log burning stove) open to the dining room with exposed brick fireplace. The breakfast kitchen has contemporary units, contrasting worksurfaces and integrated appliances. The kitchen has double French doors leading to the garden.

To the first floor are two well-proportioned double bedrooms and the family bathroom. On the second floor is the spacious principal bedroom, having exposed brickwork with an en-suite shower room.

Externally is a well-established front garden, whilst to the rear is an enclosed paved courtyard garden with boundary walls and shrubs.





Important Information

What 3 Words – [///pass.risks.stove](https://pass.risks.stove)

Council Tax – E

EPC Rating – D

Tenure – Leasehold – 999 years from 1899.
Ground rent - £22.12 annually.

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: On street permit

Flood Risk*: Very low risk

Broadband**: Ultrafast available

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

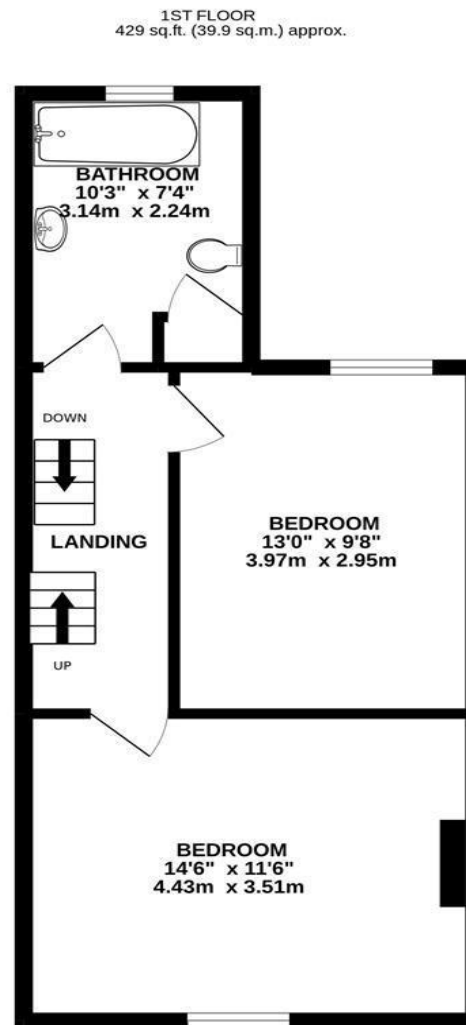
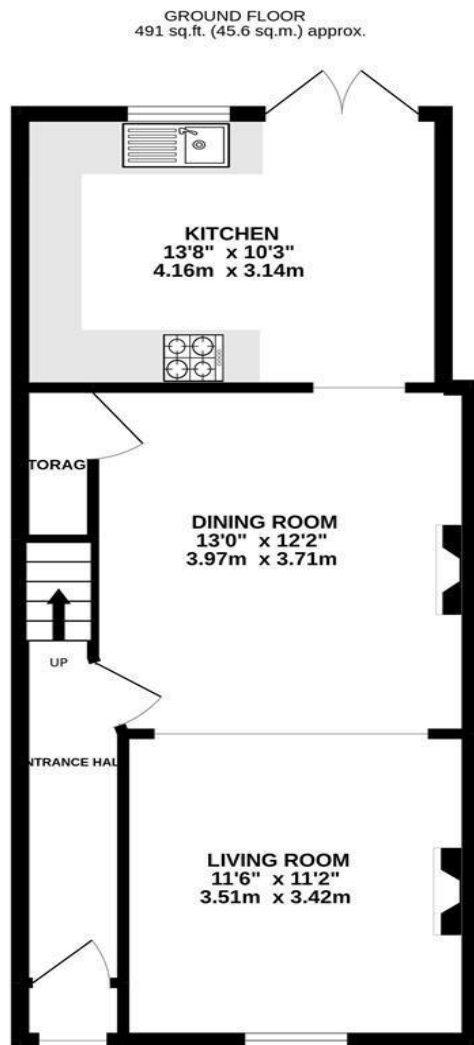
* Information provided by GOV.UK

**Information provided by Ofcom checker.

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Clifton Street occupies a charming location in the heart of the village. Alderley Edge 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, local and commuter rail links to Manchester and London.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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