

3 Warford Crescent

Alderley Edge



Guide Price £450,000

Andrew J Nowell
& Company



3 Warford Crescent, Alderley Edge, SK9 7TW

A spacious semi-detached home with great potential for modernisation and extension (subject to the necessary consent). With a generous garden in this idyllic semi-rural position.

- Large Garden
- Garage and Parking
- Great Potential
- Three Bedrooms

Situated on this charming semi-rural crescent this home offers spacious accommodation in need of modernisation.

On the ground floor is an entrance hall, living room with central fireplace, kitchen/breakfast room and large sunroom with French doors opening to the garden.

To the first floor are three well-proportioned bedrooms and the family bathroom.

To the side of the house are various brick-built outbuildings which could be easily incorporated into the footprint of the ground floor along with a single garage.

There is huge potential for modernisation and extension (subject to the necessary consent) and a great opportunity to create a spacious family home.





Externally the property boasts a large garden with lawn and mature trees and borders. There is off road parking to the bottom of the garden and a second detached garage.

Situated on this popular semi-rural crescent, the house has a delightful outlook over the neighbouring countryside.

The more comprehensive centre of Alderley Edge is within a short drive and offers everything for day-to-day needs along with the local train station with links to Manchester and London.

The property is offered for sale with no onward chain.

Important Information

What 3 Words – [///boater.insert.splashes](http://boater.insert.splashes)

Council Tax – Cheshire East Band D

EPC Rating – TBC

Tenure – Freehold

Heating: Electric Storage heaters (Gas supply is nearby)

Services: Mains Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

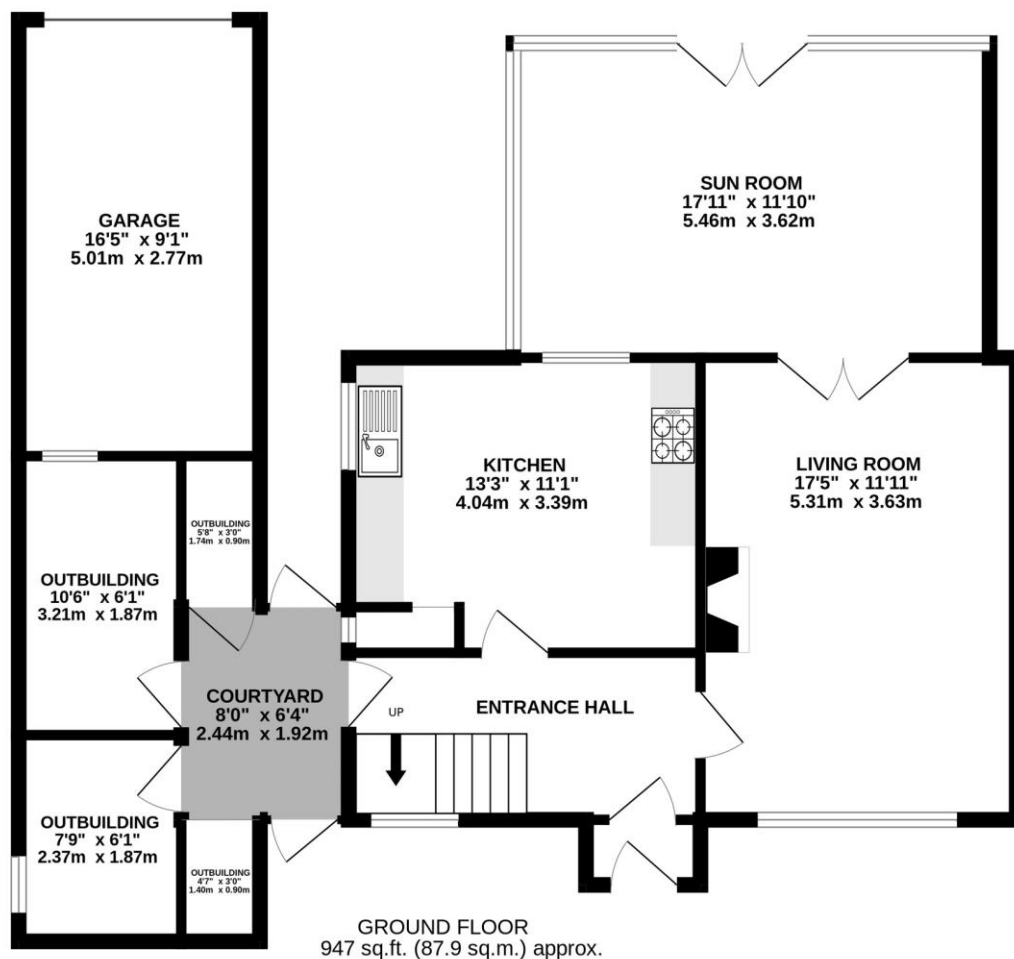
Broadband**: Superfast broadband available

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

* Information provided by GOV.UK

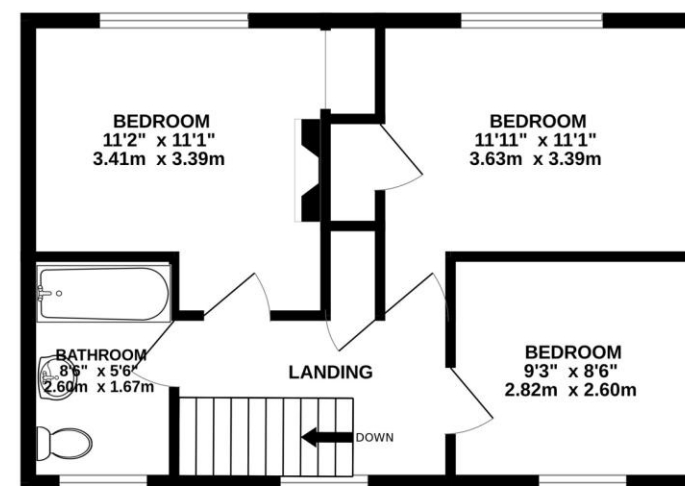
**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.

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