

34 The Circuit
Alderley Edge

Guide Price £595,000

Andrew J Nowell
& Company



34 The Circuit, Alderley Edge, SK9 7LT

An immaculately presented detached home situated on this secluded road with open rear aspect within walking distance of Alderley Edge village.

- Three Bedrooms
- Garage and Parking
- Landscaped Garden
- Summer House

34 The Circuit has been immaculately maintained by the current owners and offers spacious and well-balanced accommodation throughout.

On the ground floor is a spacious entrance hall, cloakroom WC, dining room with feature fireplace and bay window, living room with double French doors to the garden and the breakfast kitchen with shaker style units, granite worksurfaces and integrated NEFF appliances. In addition, there is an attached garage.

To the first floor are three well-proportioned bedrooms and the family bathroom. The bathroom which has recently been refitted has a large walk-in shower, contemporary fittings, and bespoke tiling.

The property benefits from UPVC double glazing.

Externally the property is approached via a brick driveway which offers ample off-road parking for several vehicles and leads to the attached garage.

To the rear is an immaculately landscaped garden with large stone flagged patio, pond, lawned area and trees and shrubs. There is also a detached summer house which is insulated and has light and power and is currently utilised as an office.





The property is located on this popular road within walking distance of Alderley Edge village, there is direct access to the adjoining park and children's play area.

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.

The property is immaculately presented, and a personal inspection is highly recommended.

Important Information

What 3 Words – [///pocket.shell.stand](https://pocket.shell.stand)

Council Tax – E

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of flooding

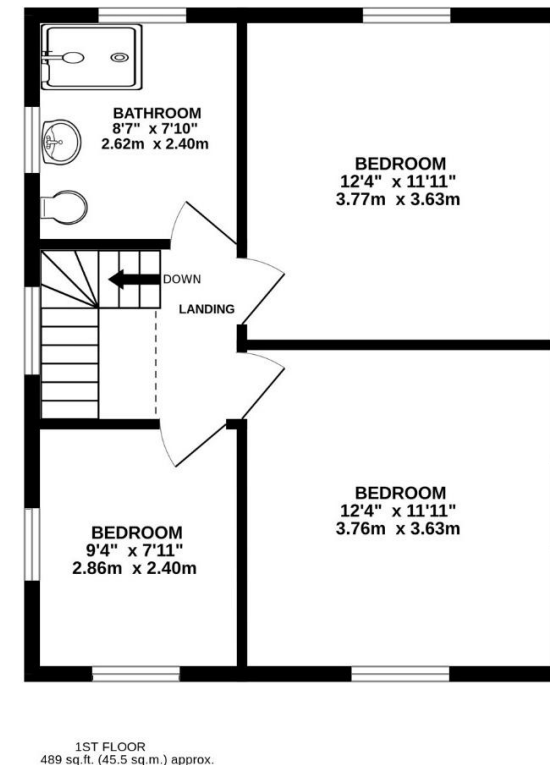
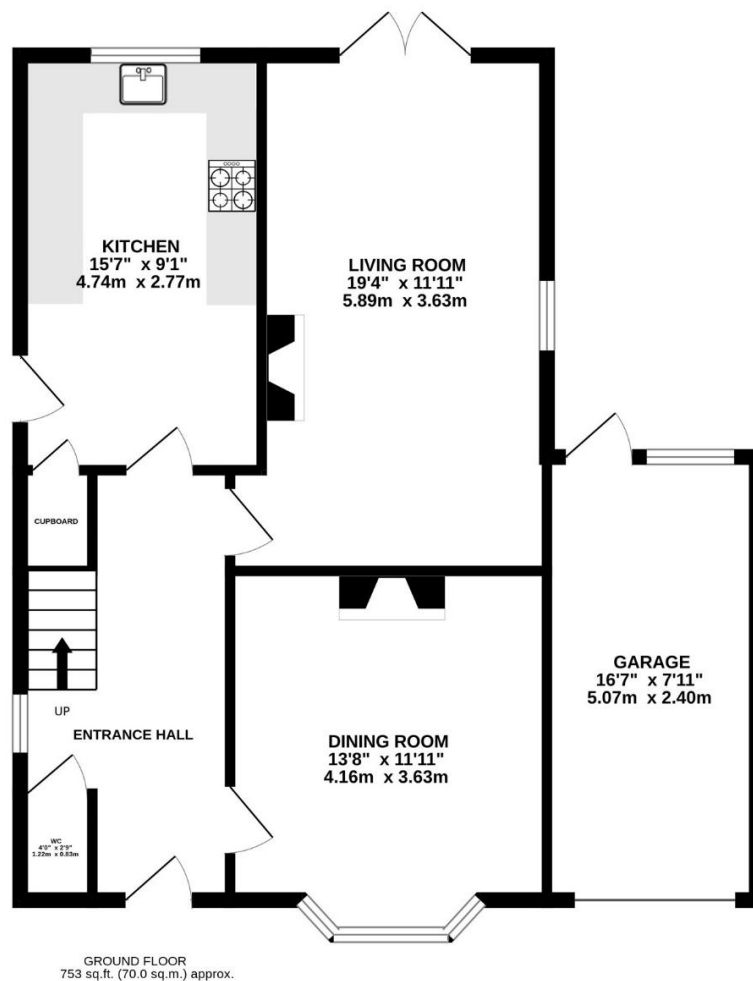
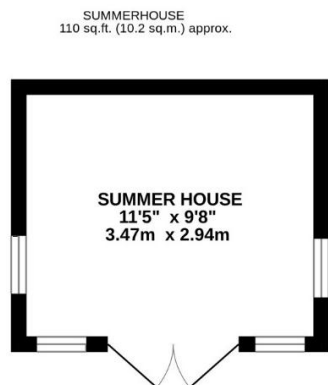
Broadband**: Superfast broadband available at the property.

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.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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