

2 Ashbrook Road
Over Alderley



Guide Price - £220,000

Andrew J Nowell
& Company



2 Ashbrook Road, Over Alderley, SK10 4SH

A spacious mews bungalow situated in this charming semi-rural position in Over Alderley.

- Off Road Parking
- Courtyard Garden
- Huge Potential
- Semi-Rural Position

Ashbrook Road is a versatile mews bungalow which has been remodelled to provide spacious accommodation.

Originally a two-bedroom bungalow the downstairs bedroom has been opened up to create a large dual aspect living room with feature fireplace (this room could be re-instated if desired). In addition, on the ground is the entrance porch, hallway with large storage cupboard and downstairs WC and the breakfast kitchen with shaker style units and integrated appliances.

A staircase leads from the kitchen to the first floor which has the bedroom with en-suite shower room and large storage cupboard. In addition, on the first floor is a dressing room which could be used as a study area or potentially converted to a shower room.





Externally the property is approached via a gravel driveway which provides off road parking. To the rear is a sunny courtyard garden with stone flagged patio offering ample space for seating.

Ashbrook Road is conveniently located a short drive from Alderley Edge Village which offers everything for day-to-day needs along with the local train station with links to Manchester and London.

The property offers great potential to improve or remodel and is offered for sale with no onward chain.

Important Information

What 3 Words – [///smart.during.justifies](https://www.smart.during.justifies)

Council Tax – C

EPC Rating – E

Tenure – Freehold

Heating: Electric Central Heating

Services: Mains Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding

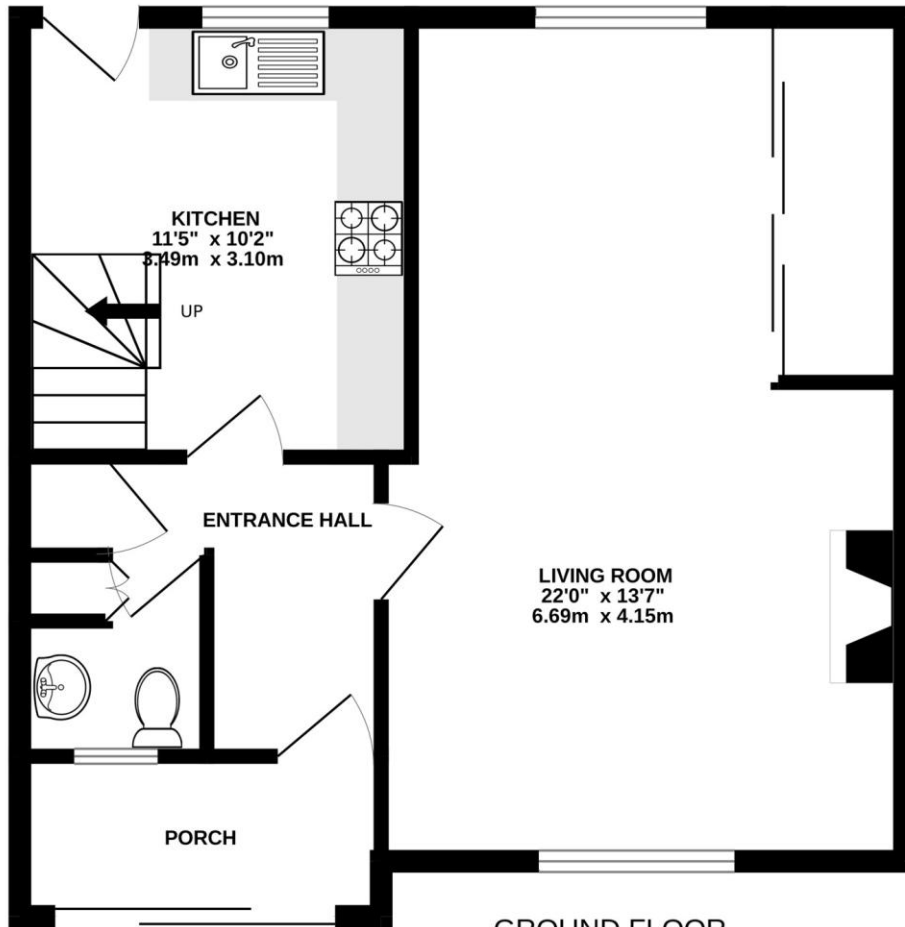
Broadband**: Ultrafast broadband available at the property.

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

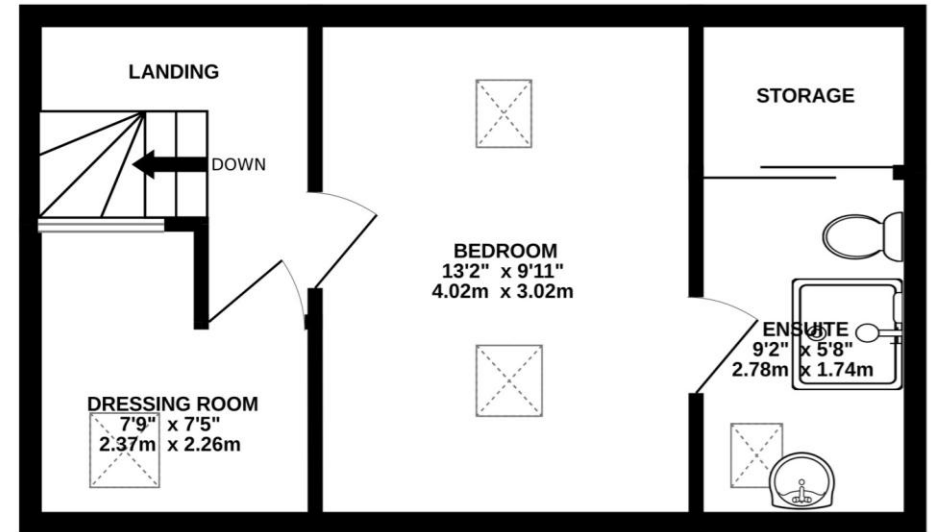
* Information provided by GOV.UK

**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.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.

TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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