

Maxfield
Alderley Edge

Guide Price £595,000

Andrew J Nowell
& Company





Maxfield, 151 Knutsford Road, Alderley Edge, SK9 7RX

Beautifully presented extended semi-detached period family home over three floors.

- Large Rear Garden
- Driveway Parking
- Period Features
- Popular Location

Maxfield is a charming refurbished and extended period semi-detached property located between Alderley Edge and Wilmslow offering well balanced family accommodation over three floors, with a good size mature garden and parking for 2 cars.

The ground floor comprises of an entrance hall with original panelled entrance door, leading to a reception room with original features to include fireplace and coved ceiling, an extremely attractive kitchen/dining area leading to a large family area with Velux skylight windows and French doors opening out to the garden, there is also a spacious separate utility room and cloakroom.

The first floor has a spacious principal bedroom with built in wardrobes and en-suite shower room, a further bedroom and modern family bathroom. The second floor boasts bedroom three and dressing room/study with Velux skylight windows overlooking the rear, there are views across the neighbouring golf course and up onto The Edge. Outside there is a good size well-established garden laid to lawn with attractive patio area. To the front there is off road parking for 2 cars.





Important Information

What 3 Words – [///windmill.steers.appealed](https://windmill.steers.appealed)

Council Tax – Band D

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, 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

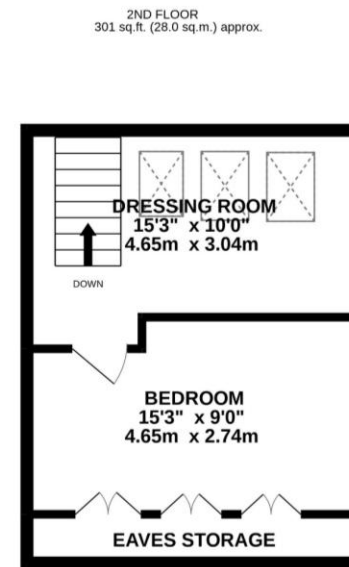
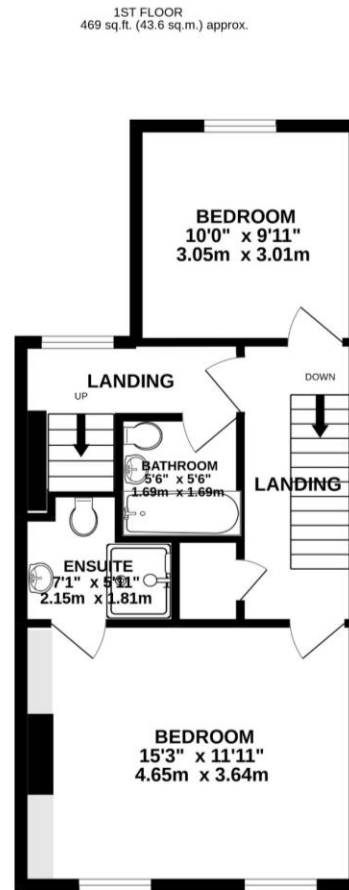
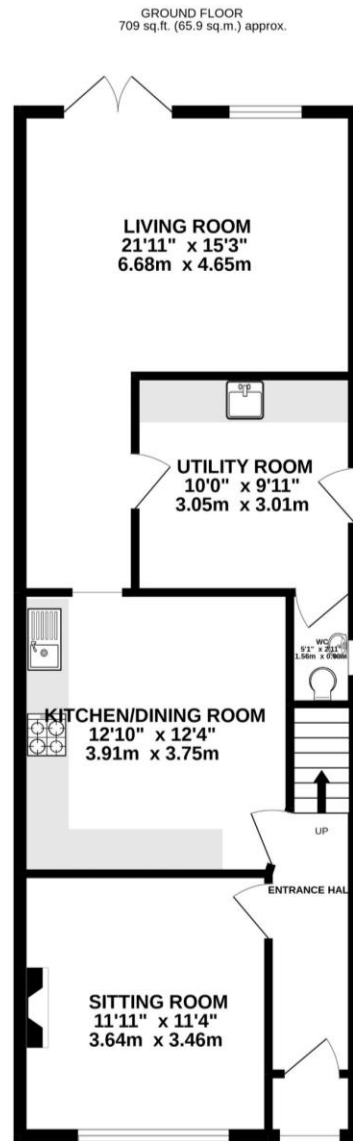
* Information provided by GOV.UK

** Information provided by Ofcom checker.

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Maxfield occupies a highly desirable and much sought after location, backing onto Alderley Edge Golf Course. The property is located almost equal distance between the centres of Alderley Edge and Wilmslow both centres offering a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter links are close at hand.

The property is offered for sale with no onward chain.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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