



14 DOWNESWAY, ALDERLEY EDGE, SK9 7XB

Andrew J Nowell
& Company



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£2,500 Per Calendar Month

- Detached Family Home
- Four Bedrooms
- Garage and Off Road Parking
- Cul-de-Sac
- Walking Distance of the village

A spacious detached home situated at the end of a cul-de-sac within a short walk of the Alderley Edge village centre. With versatile accommodation extending to just under 1800 square feet.

Features of particular note on the ground floor include the generous living room with central fireplace, dining room, conservatory, study, cloakroom WC, breakfast kitchen with shaker style units and utility room off. Upstairs a large principal bedroom suite with built in storage and en-suite shower room and three further bedrooms and family bathroom. Boasting a corner position on the end of the cul-de-sac the property has a large garden with stone flagged patio and lawned area and ample off road parking for several vehicles along with the integral double garage.

AVAILABLE IMMEDIATELY

Important Information





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What3Words - [///form.player.cope](http://form.player.cope)

Parking - Off road parking & double integral garage

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - C

Council Tax band - F (Cheshire East).

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

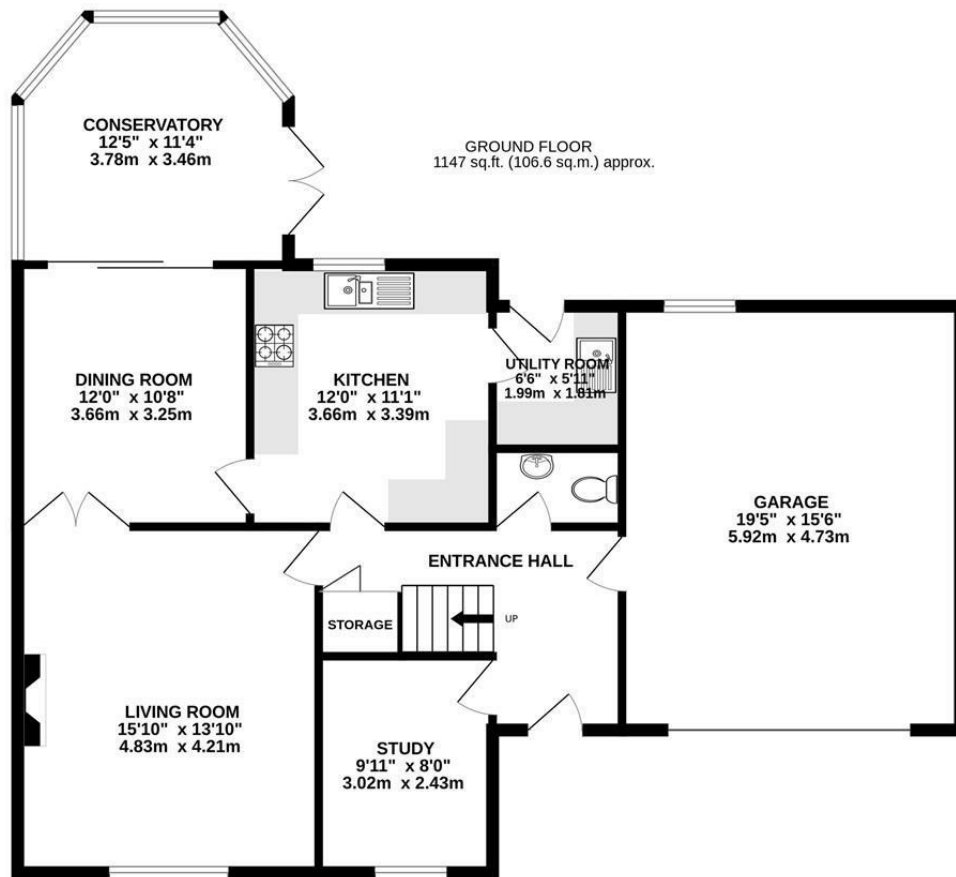
**Flood Risk - There is a very low flood risk for this property.

*Broadband - Ultrafast broadband available at the property

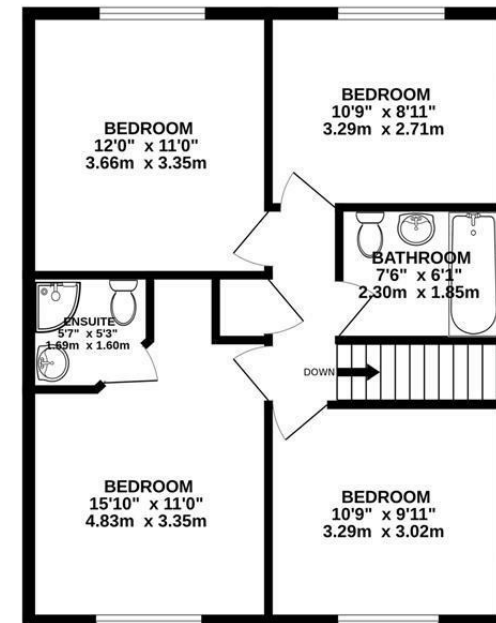
*Mobile - Likely coverage by EE, O2, Three and Vodafone. Limited coverage indoors

* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK





1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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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