

9 South Bank Close

Alderley Edge



Guide Price - £550,000

**Andrew J Nowell
& Company**

FOR SALE
- Andrew J Nowell
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9 South Bank Close, Alderley Edge, SK9 7LQ

A charming three-bedroom mews home situated on this secluded cul-de-sac within a short walk of the village centre.

- Off Road Parking
- Village Location
- Two Reception Rooms
- No Chain

9 South Bank Close is a well-balanced three-bedroom home on this popular close within easy reach of the village centre.

The property has been immaculately maintained by the current owners and offers great potential for an incoming purchaser to modernise or extend if desired.

On the ground floor is the entrance porch with coats cupboard which opens through the living room. The living room has a central fireplace and bay window with a door leading to the kitchen.

The bright kitchen has ample storage with integrated appliances. From the kitchen is a rear hallway with access to the garden, downstairs WC and pantry. There is a second sitting room with floor to ceiling windows.

To the first floor is the principal bedroom with en-suite shower room, two further double bedrooms and the family bathroom. The third bedroom is currently fitted as a dressing room with two runs of fully fitted wardrobes.





Important Information

What 3 Words – [///shakes.venue.enter](http://shakes.venue.enter)

Council Tax – F

EPC Rating – TBC

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

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 with EE.

* 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.

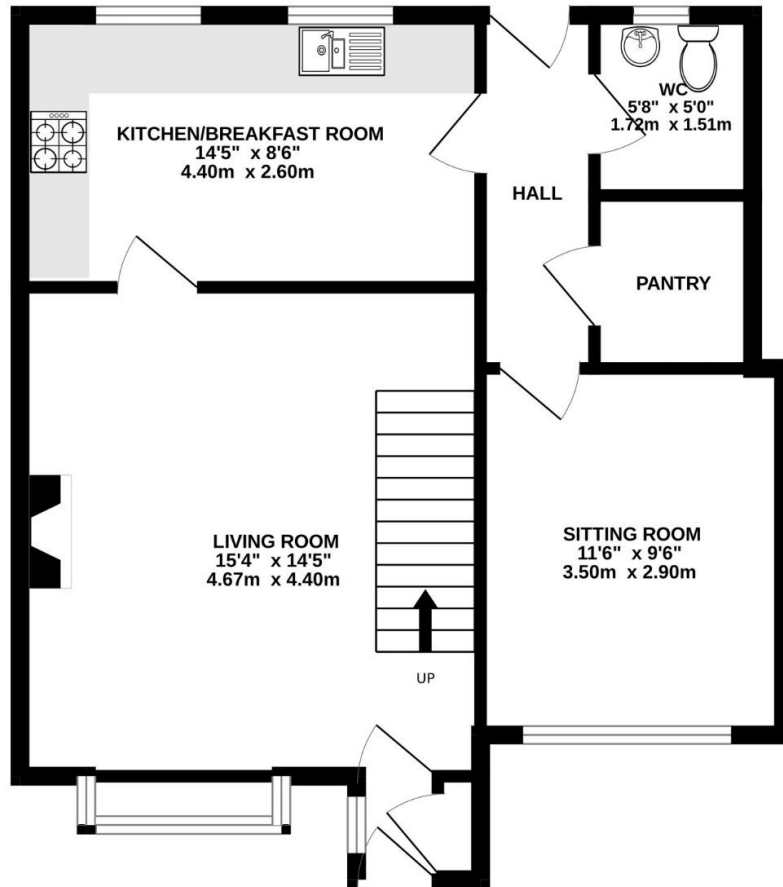
Externally the property is approached via a stone flagged driveway offering off road parking. There is a delightful front garden with mature trees and shrubs.

To the rear is a generous north westerly facing garden. The garden has been flagged to provide a low maintenance space with ample seating areas with planted borders.

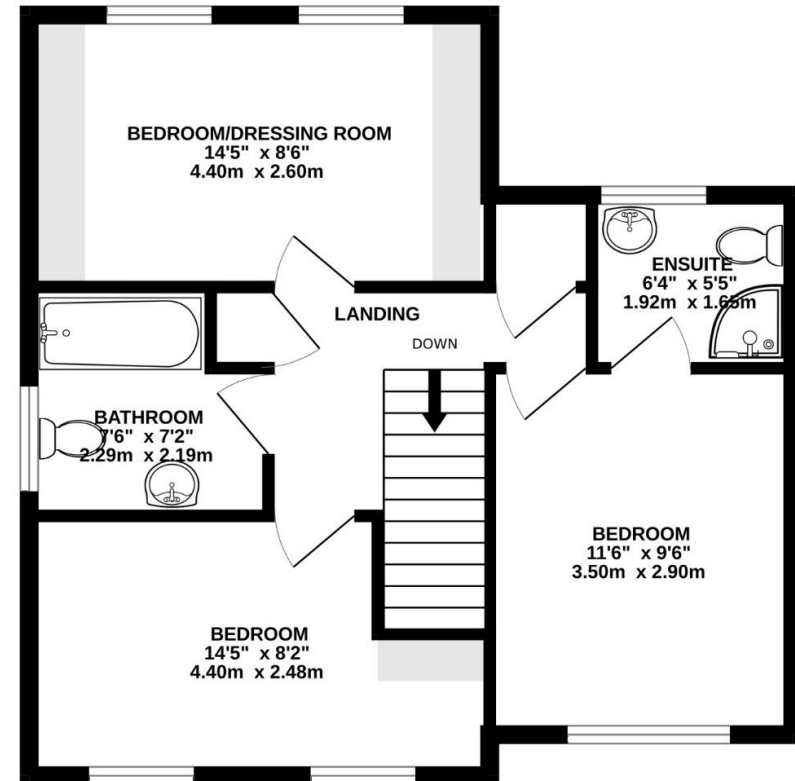
South Bank Close is a secluded cul-de-sac situated within a short walk of the village centre. The Village offers everything for day-to-day needs along with the local train station with links to Manchester and London.

The property is offered for sale with no onward chain.

GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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