



11 BEAUFORT CLOSE, ALDERLEY EDGE, SK9 7HU

Andrew J Nowell
& Company



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£3,950 Per Calendar Month

- Parking - Off road parking & double integral garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - TBC
- Council Tax band - G (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.

A spacious and versatile detached family house set in large secluded grounds. Beaufort Close is a highly desirable and sought after quiet location within a short walk of Alderley Edge Village and cricket club.

The well-appointed and re-modelled accommodation is set out over two levels and briefly comprises a spacious and light entrance hall with two built-in storage cupboards, downstairs wc, study, sitting room, a delightful lounge, which makes a great entertaining space, a light and airy open plan breakfast kitchen, which will no doubt be the hub of a busy home (complete with Fridge/freezer, 2 Miele double ovens, Miele five-ring gas hob, and Neff





dishwasher), and a utility room (with wine cooler fridge, washing machine and tumble dryer). On the first floor a landing opens in to five generous sized bedrooms (all with fitted/built-in furniture and the main bedroom with ensuite, and an ensuite to another bedroom) and a modern refitted family shower-room. Set back from the road behind high hedges, the front provides off road parking and leads to an integral double-garage. The rear garden is enclosed, laid mainly to lawn with composite decking area and patio. To the side is a further paved area with a bin-store area. OFFERED EITHER PART-FURNISHED or UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
1617 sq.ft. (150.2 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2589 sq.ft. (240.5 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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