

17 Arderne Place
Alderley Edge



Guide Price £475,000

Andrew J Nowell
& Company



17 Arderne Place, Alderley Edge, Cheshire, SK9 7EN

Located in the heart of Alderley Edge, an attractive end town house offering well balanced spacious accommodation over three floors.

- Three Bedrooms
- Fully Refurbished
- Driveway Parking
- South Facing Garden

17 Arderne Place is a modern end town house in the heart of the village offering well balanced spacious versatile accommodation extending to over 1,000 square feet, arranged over three floors.

On the ground floor is an entrance hallway, utility/downstairs wc, study, living / dining room with engineered oak flooring, French doors leading out to the rear garden. Opening to kitchen with attractive shaker style units with integrated appliances.

To the first floor there are 2 bedrooms and family bathroom. On the second floor is the principle bedroom with Juliet balcony a range of fitted wardrobes and four piece ensuite bathroom with stylish freestanding bath and shower enclosure

The property benefits from a decorative block paved driveway to the front with parking for two vehicles. Side access leads to the private rear garden which is South facing with patio area, lawn and wooden steps leading to an elevated lawned area.





Arderne Place occupies a convenient location in the heart of the village. Alderley Edge village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants.

The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Important Information

What 3 Words – ///either.eggs.worked

Council Tax – F

EPC Rating – C (71/81)

Tenure – Leasehold (999 years from 2000)
Ground Rent £448.11 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway for two vehicles

The title contains restrictive covenants - further information is available at our office. Note there is a right of access for number 18.

Flood Risk*: Very low flood risk

Broadband**: Ultrafast broadband available

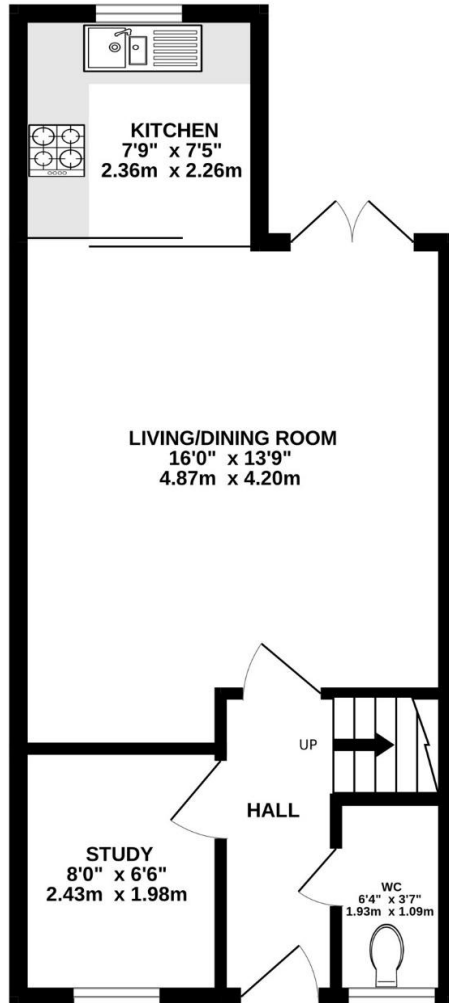
Mobile Coverage***: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* 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.

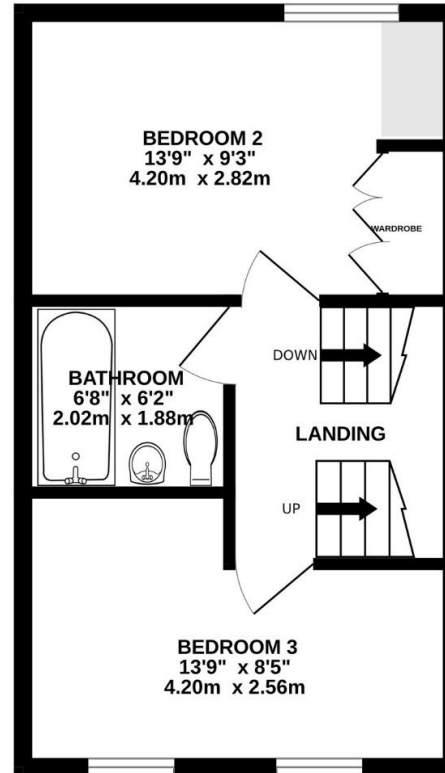
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



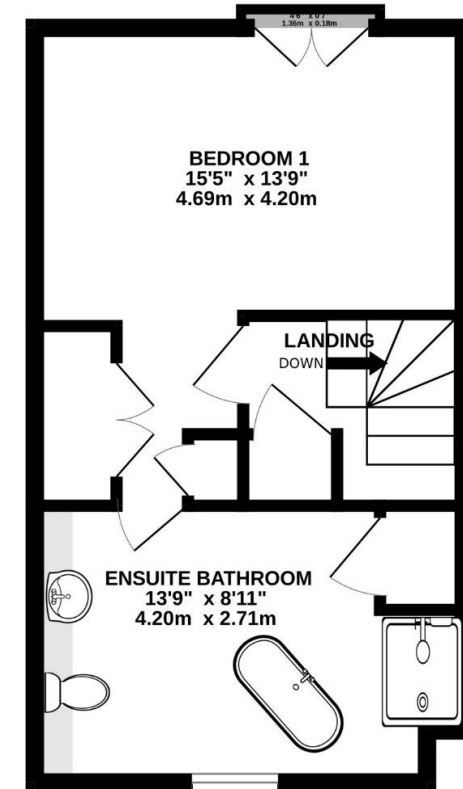
TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

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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1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



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