

6 Duke Street
Alderley Edge

Offers Over £650,000

Andrew J Nowell
& Company





6 Duke Street, Alderley Edge, SK9 7HX

An extended and remodelled four-bedroom home on this cobbled street within walking distance of the village centre.

- Four Bedrooms
- Three Bathrooms
- Walled Garden
- Popular Location

6 Duke Street has been sympathetically and tastefully updated by the current owners and offers spacious and versatile accommodation throughout.

On the ground floor is an entrance hall with cloakroom WC off. The ground floor benefits from open plan living with a modern kitchen with granite worksurfaces and integrated appliances, dining area and through to the living room with French doors opening onto the garden and a contemporary log burning stove. There is a utility room/boot room off the dining area with access to the garden.

On the first floor is a superb principal bedroom suite with walk-in wardrobe and en-suite shower room, second bedroom with fitted wardrobes and en-suite shower room, third bedroom and finally the family bathroom. To the second floor is the fourth bedroom which could be utilised as a further reception room/office.

The current owners have installed new wooden flooring throughout the house.





Externally the property is approached via a stone flagged drive offering off road parking for a small car, to the rear is a walled west facing courtyard garden with large stone tiles and lawned area.

The property is situated on a secluded street within walking distance to the village centre. The village offers everything for day-to-day needs along with fine restaurants, highly regarded schools and the local train station with links to Manchester and London.

Important Information

What 3 Words – [///solar.glove.cage](http://solar.glove.cage)

Council Tax – D

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

The title contains restrictive covenants – further information is available at the office.

Flood Risk*: Very Low Risk of Flooding

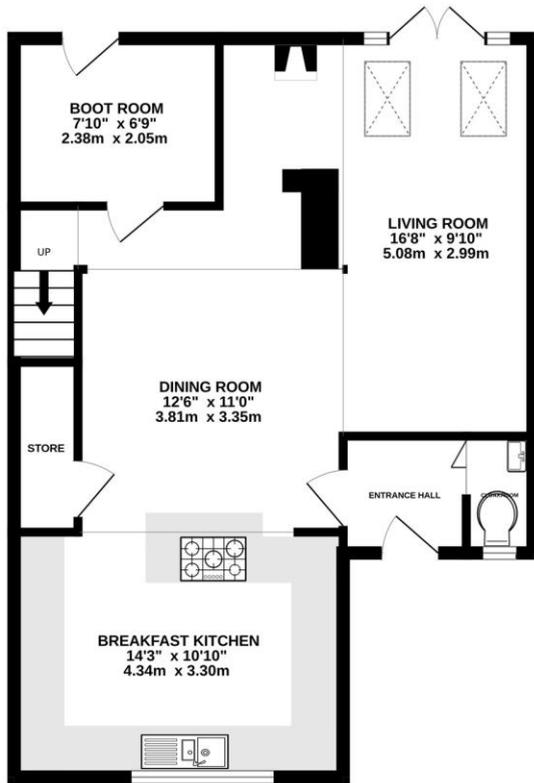
Broadband**: Ultrafast Broadband Available at the property.

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

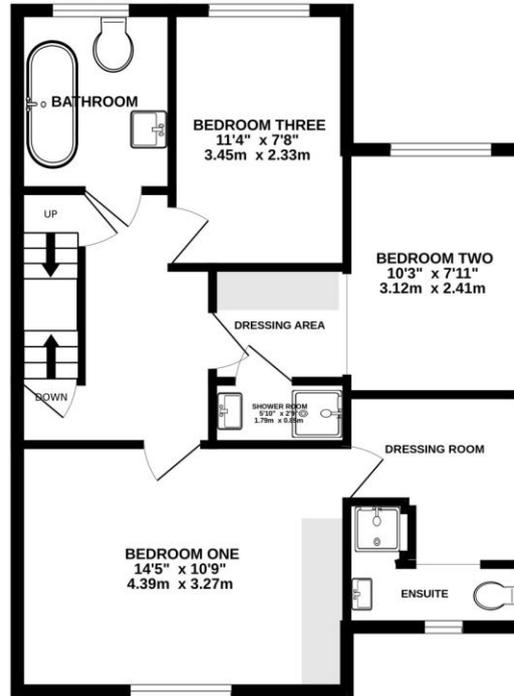
* Information provided by GOV.UK

**Information provided by Ofcom checker.

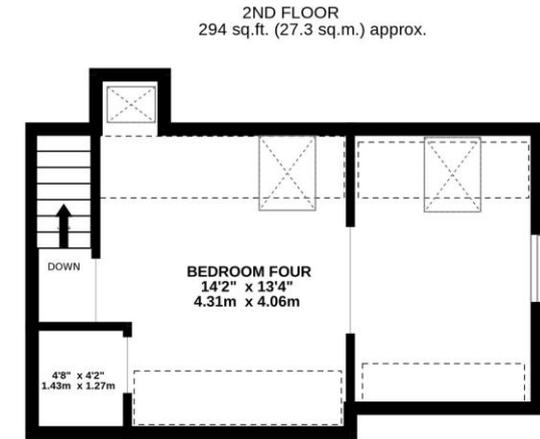
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GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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