

5 Knutsford Road
Alderley Edge



Guide Price £695,000

Andrew J Nowell
& Company



5 Knutsford Road, Alderley Edge, SK9 7SD

A spacious and extended detached family home within easy reach of Alderley Edge and Wilmslow with a charming open aspect to the rear.

- Four Bedrooms
- Immaculately Presented
- South Facing Garden
- Extended

5 Knutsford Road is an immaculately presented, extended four bedroom detached family home situated in this desirable position with an open aspect to the rear.

The property has been carefully remodelled and renovated by the current owners and offers spacious and versatile accommodation throughout.

On the ground floor is a large entrance hall with seating area, breakfast kitchen with shaker style units and integrated appliances, open living/dining room with feature fireplace and bi-folds opening onto the rear patio, family room/study, utility room and downstairs cloakroom WC. Both the family room and the living room have underfloor heating.

Upstairs is the principal bedroom with Juliette balcony which enjoys a superb view across the neighbouring fields and has an en-suite shower room (with underfloor heating). In addition, there are three further double bedrooms and the family bathroom.





Externally the property is approached via a gravel driveway offering ample off-road parking. To the rear is a generous stone flagged courtyard garden which enjoys a sunny southerly aspect and open views across the adjoining fields.

The current owners rent the adjacent paddock and adjoining track to use as an extension of their garden.

5 Knutsford Road is conveniently located within east reach of the centres of both Alderley Edge and Wilmslow. The centres offer everything for day-to-day needs along with the local train stations with rail links to Manchester and London.

Important Information

What 3 Words – [///grain.duos.stoppage](http://grain.duos.stoppage)

Council Tax – E

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very Low Risk of Flooding

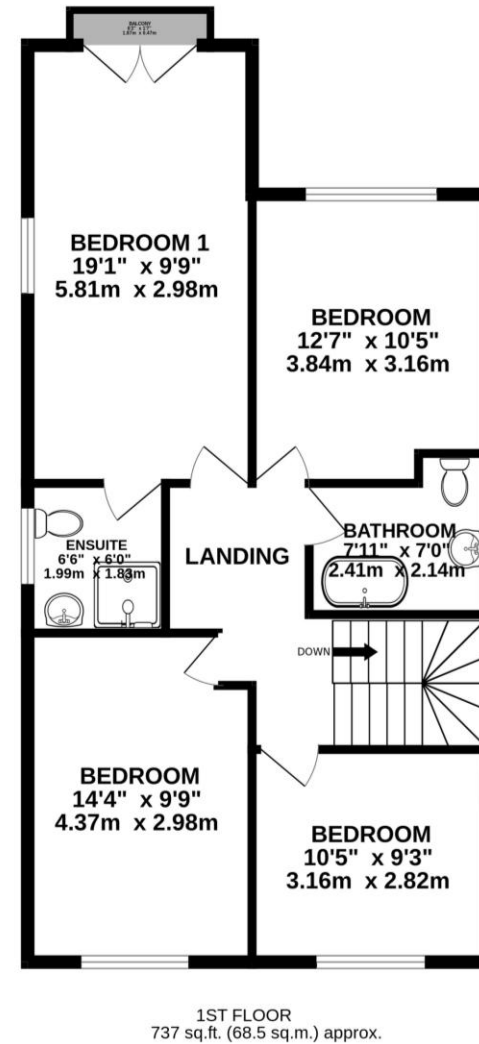
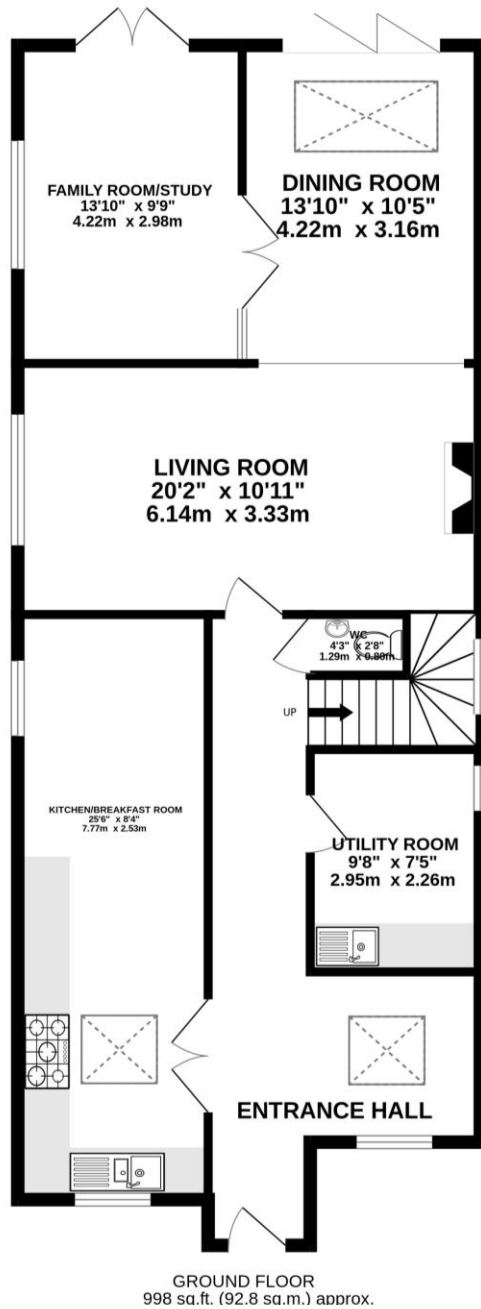
Broadband**: Ultrafast Broadband available

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.



TOTAL FLOOR AREA : 1736 sq.ft. (161.2 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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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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