



6 SOUTH BANK CLOSE, ALDERLEY EDGE, SK9 7LQ

Andrew J Nowell
& Company



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£3,000 Per Calendar Month

- Five Bedroom Detached Home
- Garage & Ample Off Road Parking for 4 cars
- Close Walking Distance to Alderley Edge Village
- Superb Breakfast Kitchen

A charming five-bedroom detached family home situated at the head of a cul-de-sac within short walking distance of the village.

A feature of particular note on the ground floor include the breakfast kitchen, the kitchen has contemporary high gloss units with granite worksurfaces and integrated Neff appliances. In addition on the ground floor is a large living/dining room with double French doors opening onto the garden and with a modern remote control feature gas fire, family room/snug, cloakroom WC, utility room and integrated garage with remote control door.

To the first floor is the principal bedroom suite with en-suite shower room and large fitted wardrobes. There are four further bedrooms (the fifth bedroom currently utilised as a study) and the family bathroom.

Externally the property is approached via a stone flagged driveway which offers ample parking for 4 vehicles and has immaculately planted raised beds. To the rear is a good sized secluded garden with large stone flagged patio, lawned area, raised beds and mature trees and shrubs.

The property is situated in a secluded position at the end of this cul-de-sac within short walking distance of Alderley Village.





Important Information

What3Words - [///novel.punchy.covers](http://novel.punchy.covers)

Parking - Off road parking & garage

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - D (68/79)

Council Tax band - G (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

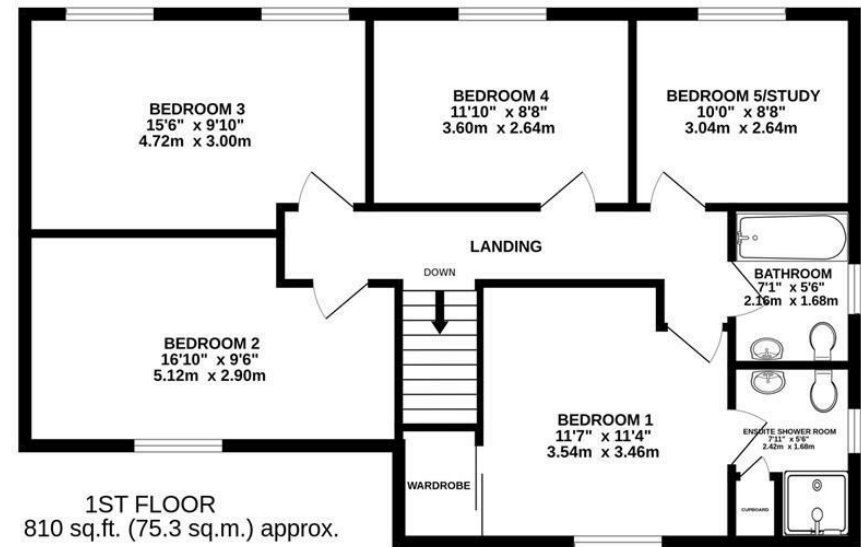
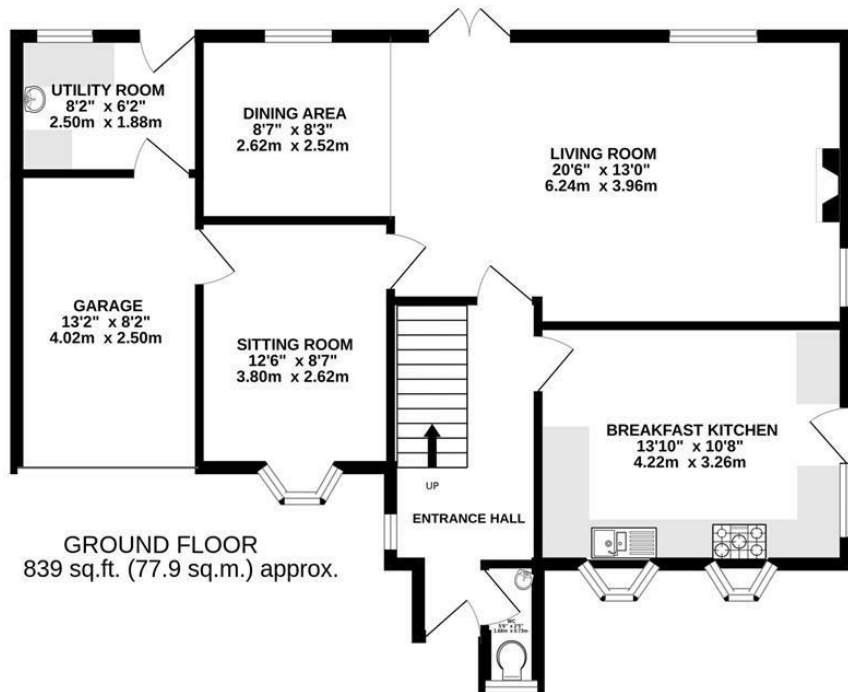
**Flood Risk - There is a very low flood risk for this property.

*Broadband - Superfast broadband available at the property

*Mobile - Likely coverage by EE, O2, Three and Vodafone. Limited coverage indoors

* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK





TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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