

17 Windermere Drive
Alderley Edge



Guide Price - £795,000

Andrew J Nowell
& Company



17 Windermere Drive, Alderley Edge, SK9 7UP

An extended detached family home located in a popular location, boasting a private south facing rear garden within walking distance of the village centre.

- Two Storey Extension
- South Facing Garden
- No Onward Chain
- Double Garage

17 Windermere Drive has been immaculately maintained by the current owners and boasts extended four-bedroom accommodation. There is great potential for an incoming purchaser to modernise or remodel.

On the ground floor there is an entrance hall with cloakroom WC off, large, dual aspect living room which extends over 25ft (with central fireplace and sliding doors to the garden), kitchen through to sitting room with large sliding doors onto the garden. There is a large double garage with electric door.

To the first floor is the impressive principal bedroom suite with ample built in wardrobes and en-suite shower room. There are three further double bedrooms all with built in storage (one currently set up as an office) and the family bathroom.





Externally the property is approached via a driveway which offers off road parking and leads to the integrated double garage. There is a manicured front garden with mature trees and shrubs.

To the rear the property benefits from a generous and private south facing garden with lawn, stone flagged patio and mature borders.

Located on this desirable road within a short walk of the village centre and the local park. The village offers everything for day-to-day needs along with the local train station with links to Manchester and London.

The property is offered for sale with no onward chain.



Important Information

What 3 Words – [///shelf.steps.grab](http://shelf.steps.grab)

Council Tax – Cheshire East – Band E

EPC Rating – D (61/68)

Tenure – Freehold

Rent charge - £16 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available

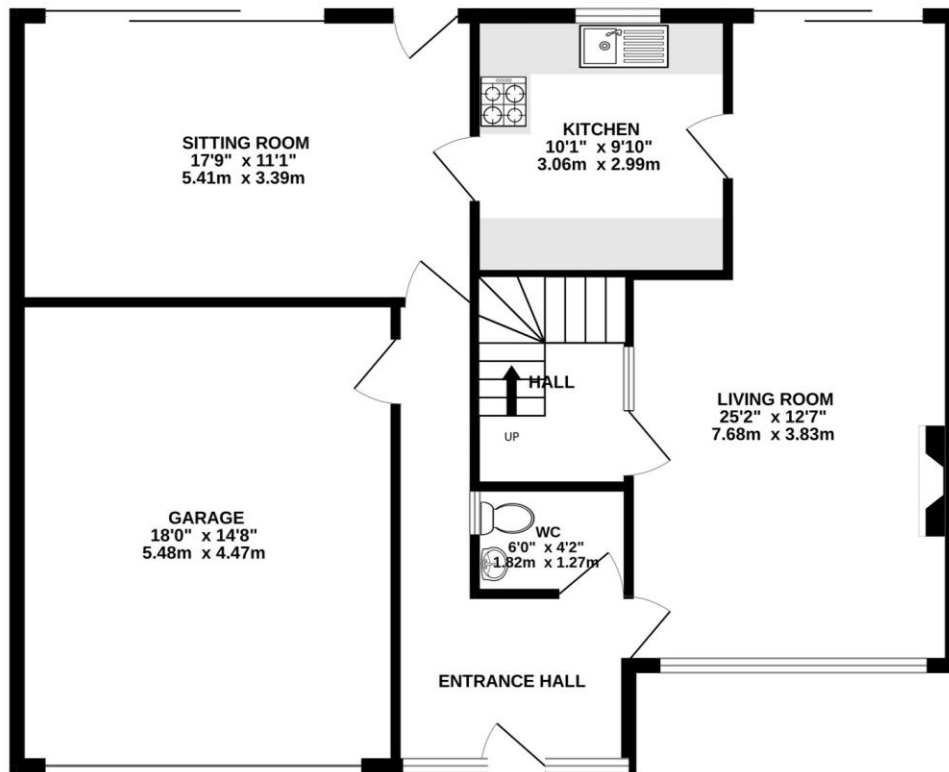
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors with Three & EE.

* Information provided by GOV.UK

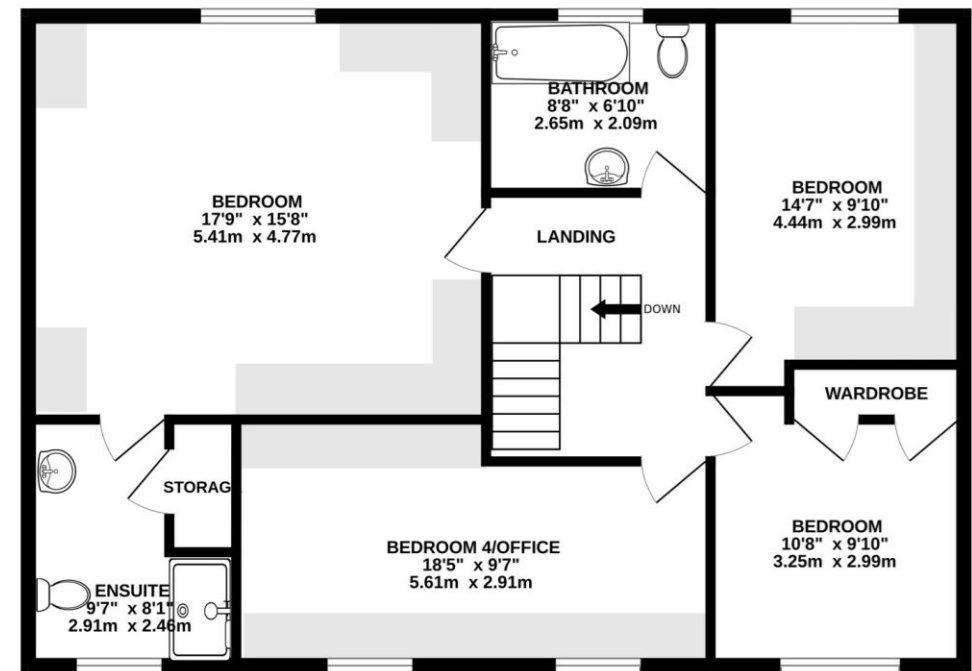
**Information provided by Ofcom checker.

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
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 1941 sq.ft. (180.3 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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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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