

18 Trafford Road
Alderley Edge

Guide Price £1,050,000

Andrew J Nowell
& Company





18 Trafford Road, Alderley Edge, SK9 7NT

A Distinguished Victorian Village Residence of Exceptional Quality - Modern Family Living blended seamlessly with timeless period charm and character.

- Open Plan Living
- Turn Key Condition
- Off Road Parking
- Character Features

Undoubtedly the showpiece of this home is the impressive open plan living kitchen (with underfloor heating) with sliding doors opening onto the garden. The Hetherington Newman Kitchen has in-frame shaker units, large central island with marble worktop and integrated Miele appliances, wine fridge and boiling water tap.

There are two elegantly proportioned reception rooms separated by contemporary Crittall-style doors, the main living room has a striking central fireplace with log burning stove and bay window.

Every space in this home has been thoughtfully designed; the entrance hall has charming period floor tiles and leads to the lower ground floor which has been converted to create a utility room and cloakroom.

The first floor holds the luxurious principal bedroom suite with vaulted ceilings, dressing area and contemporary en-suite shower room with double sink and large walk-in shower. There is a second large double bedroom and the family bathroom which has been stylishly refitted with separate free-standing bath and walk-in shower. Both bathrooms have underfloor heating.

The second floor boasts two well-proportioned double rooms with a Jack and Jill en-suite wet room, maximising the potential of this space.





Externally this home boasts off road parking for two vehicles.

The kitchen opens onto the immaculately landscaped rear garden with large, tiled patio, lawn and well-stocked beds all surrounded by fenced borders and a characterful brick wall.

Trafford Road is situated in the heart of Alderley Edge village and on the doorstep is everything for day to day living along with the train station with links to Manchester and London.

Rarely do properties come to the market in this turn-key condition and this is not one to be missed.

Important Information

What 3 Words – [///union.feeds.arts](https://union.feeds.arts)

Council Tax – Cheshire East Band F

EPC Rating – E (52/75)

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

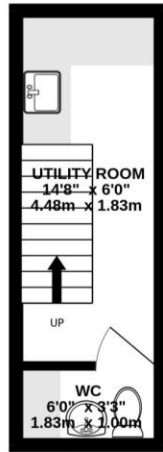
Mobile Coverage***: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

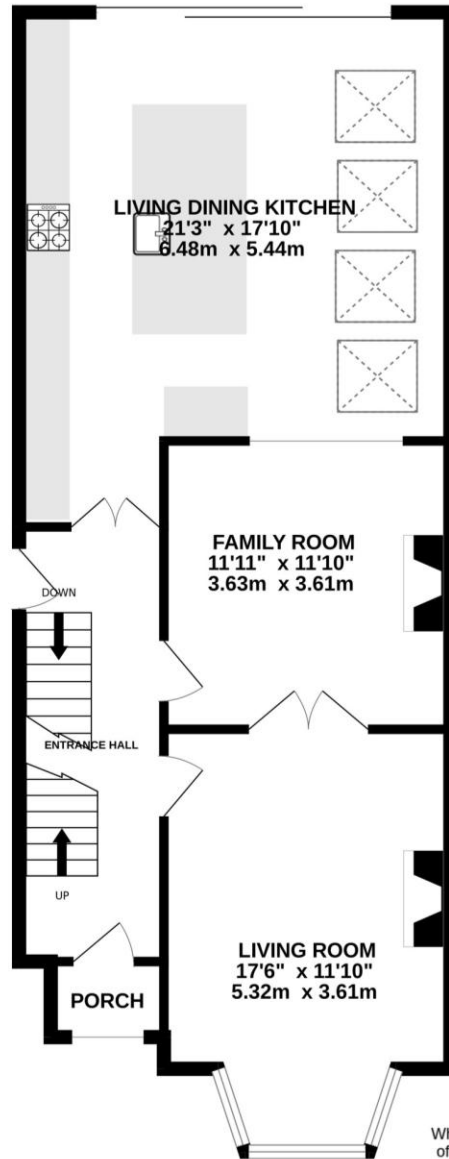
**Information provided by Ofcom checker.

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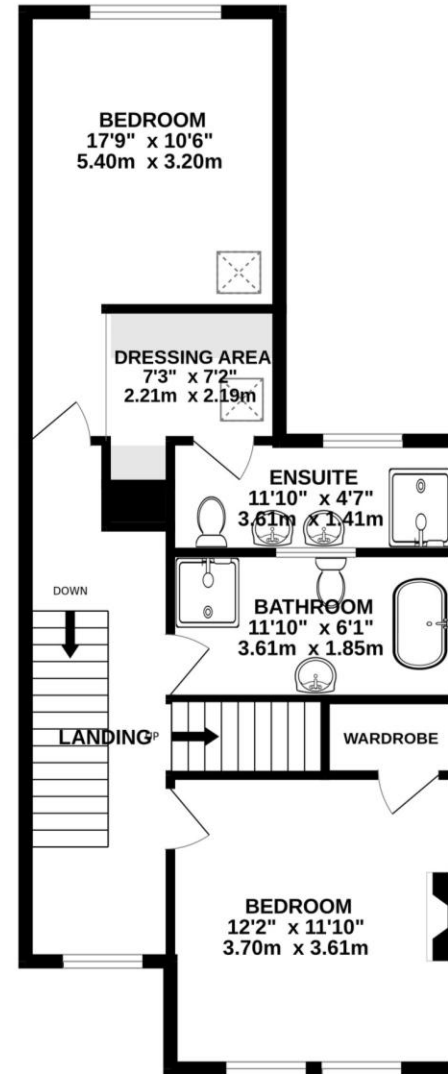
BASEMENT
108 sq.ft. (10.0 sq.m.) approx.



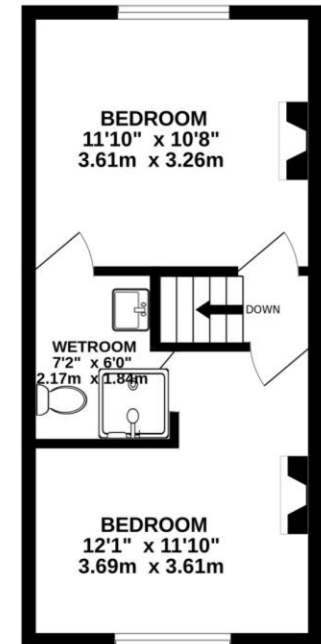
GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.2 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1800sq.ft. (167.2 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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