

## 2 Gail Close

Alderley Edge



Offers Over £375,000

Andrew J Nowell  
& Company



## 2 Gail Close, Alderley Edge, SK9 7PG

An immaculately presented three-bedroom semi-detached home within walking distance of the village centre.

- Three Bedrooms
- No Onward Chain
- Garage
- Off Road Parking

Having undergone a complete overhaul by the current owners 2 Gail Close is a well-balanced three-bedroom semi-detached home situated on this popular cul-de-sac within a short walk of Alderley Edge Village.

On the ground floor is the entrance hall with WC off, breakfast kitchen with breakfast bar and integrated NEFF & SMEG appliances and a door to the rear garden, and the spacious living room with central feature fireplace and bay window.

Upstairs are three well-proportioned bedrooms (the third currently utilised as a dressing room) and the family bathroom which has been refitted with contemporary fittings and bespoke tiling.





Externally the property is approached via a large driveway offering parking for three vehicles. To the rear is a secluded rear garden with outdoor kitchen, patio and astro turf lawn for low maintenance. There is a detached single garage.

Located a short walk from Alderley Edge Village which 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 – [///combining.shins.type](http://combining.shins.type)

Council Tax – C

EPC Rating – D

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.

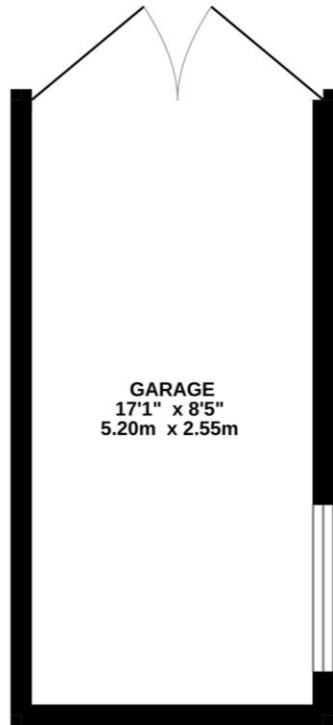
\* Information provided by GOV.UK

\*\* Information provided by Ofcom checker.

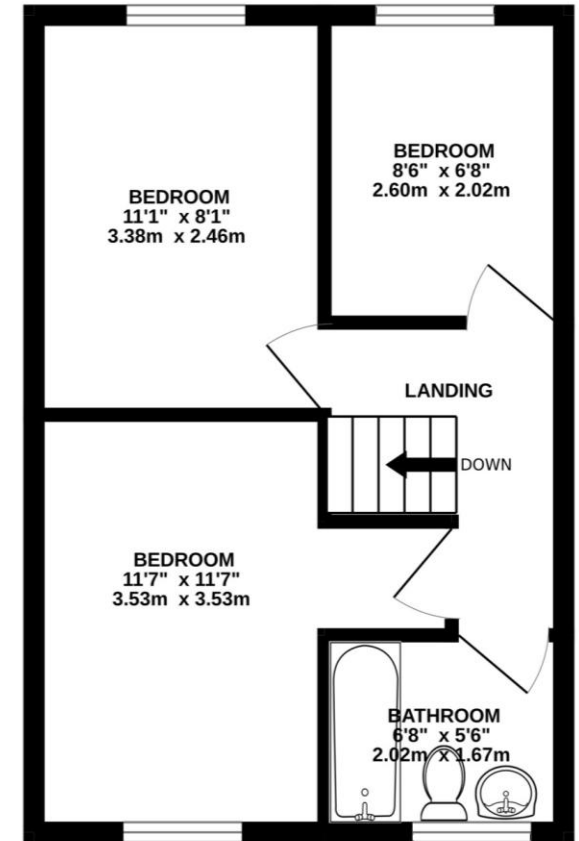
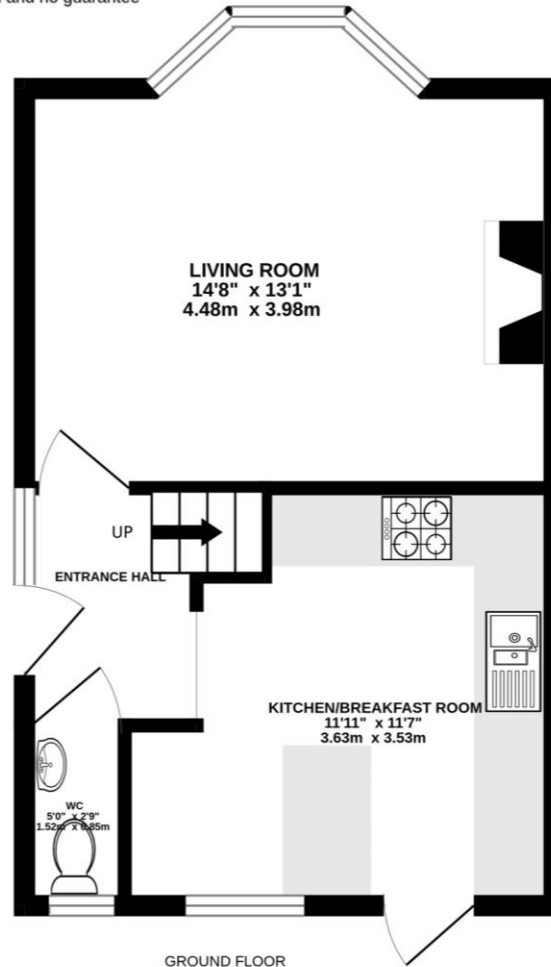
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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GARAGE  
143 sq.ft. (13.3 sq.m.) approx.



**1ST FLOOR**  
333 sq.ft. (30.9 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

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