



9 MARLBOROUGH AVENUE, ALDERLEY EDGE, SK9 7HS

**Andrew J Nowell**  
& Company



## 9 MARLBOROUGH AVENUE, ALDERLEY EDGE, SK9 7HS £3,500 Per Month

- Stunning Detached Family Home
- Large Garden and Open Views
- Recently Refurbished
- Garage and Off Road Parking

A recently refurbished detached family home with stunning open views onto the neighbouring countryside and up onto The Edge.

Having undergone a full programme of updating 9 Marlborough Avenue offers spacious and versatile accommodation finished to a high standard throughout. On the ground floor is the double height entrance hall with contemporary staircase with glass balustrade. The entrance hall opens through to the living room with contemporary central fireplace, study, downstairs WC and to the stunning open plan living dining kitchen. The kitchen has contemporary units with large central island, integrated NEFF appliances and Quooker hot water tap. There are two sets of aluminium sliding doors opening onto the garden. Off the kitchen is the utility room and integrated double garage.

To the first floor are four well-proportioned double bedrooms and the family bathroom with contemporary fittings.

Externally the property is approached via a block paved driveway offering ample off road parking leading to the double garage. To the rear is a large garden with stone flagged patio, lawn and mature trees. The garden boasts a idyllic open aspect onto the neighbouring countryside.

Situated at the end of a cul-de-sac this spacious family home boasts a convenient position within a short walk of the village centre which offers everything for day-to-day needs along with the local train station.





## Important Information

What3Words - [///trap.layers.survey](https://www.what3words.com/trap.layers.survey)

Parking - Off road parking & double integral garage

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - C

Council Tax band - G (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](https://www.cheshireeast.gov.uk/gardenbin)

\*\*Flood Risk - There is a medium flood risk for this property.

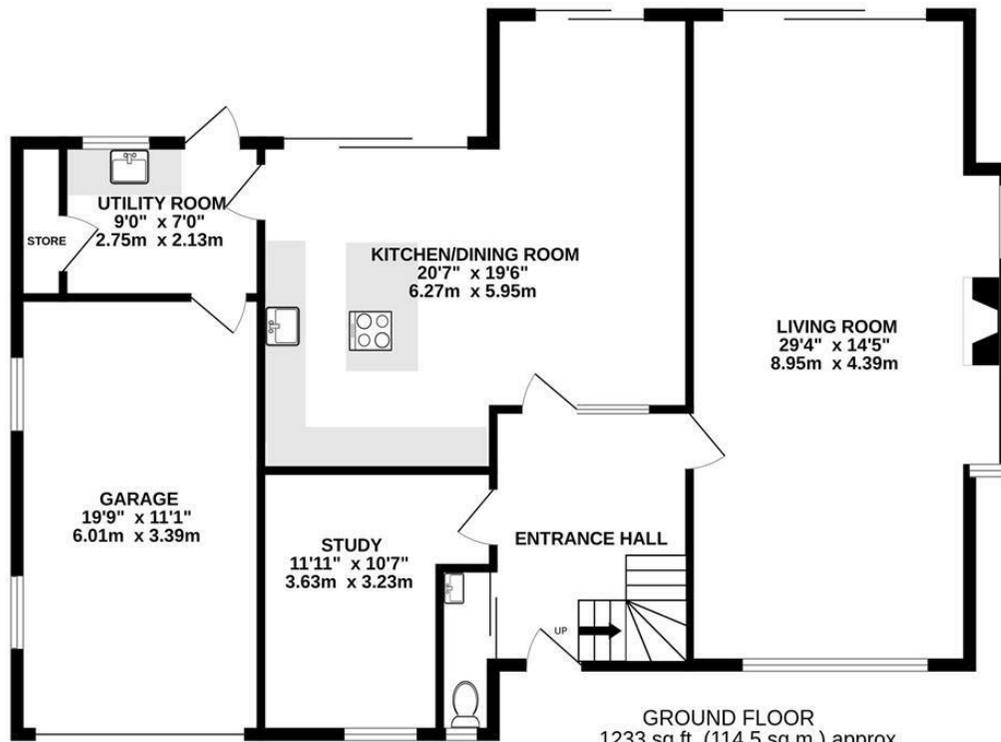
\*Broadband - Ultrafast broadband available at the property

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

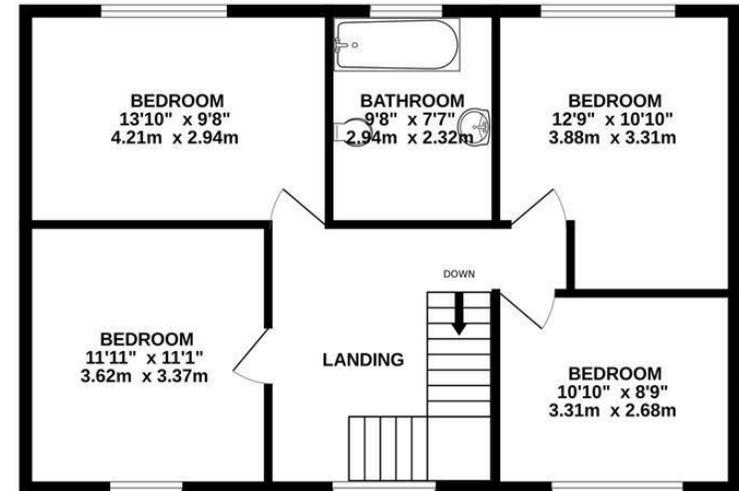
\* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property.

\*\* Information provided by GOV.UK





GROUND FLOOR  
1233 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.

TOTAL FLOOR AREA : 1928 sq.ft. (179.1 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

mail@andrewjnowell.co.uk

01625 585 905

www.andrewjnowell.co.uk

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