

27 Devonshire Drive
Alderley Edge



Guide Price £695,000

Andrew J Nowell
& Company



27 Devonshire Drive, Alderley Edge, SK9 7HT

A versatile and extended family home situated at the head of this popular cul-de-sac within a short walk of Alderley Edge village.

- 4 Bedrooms
- Open Plan Living
- No onward Chain
- Cul-de-sac position

This spacious home was completely overhauled in 2023 and transformed into a stunning and modern family home extending to over 1,750 square feet. The renovations included a two storey extension, updated electrics and a new roof.

On the ground floor is the central entrance hall with living room and study off. To the rear of the house is the large open plan living dining kitchen with contemporary units, central island with quartz worksurfaces, integrated appliances and bi-folding doors opening onto the garden. Off the kitchen is a utility room and cloakroom WC.

To the first floor is the principal bedroom suite with built in wardrobes and en-suite shower room. There are three further well-proportioned bedrooms and the family bathroom. Both bathrooms have contemporary fittings and bespoke tiling.



Externally the property is approached via a block paved driveway offering ample off-road parking. There is a private rear garden with stone flagged patio and lawn with open aspect across the neighbouring allotments.

The village is within a short walk and offers everything for day-to-day needs along with the train station with links to London and Manchester.

This home would suit a multitude of purchasers including investors, (The property is currently tenanted and achieving £3,000 per month) and is offered for sale with no onward chain.



Important Information

What 3 Words – [///spare.once.renew](https://www.what3words.com/once.renew)

Council Tax – E

EPC Rating – C (73/82)

Tenure – Leasehold – 942 yrs remaining
Ground Rent - £12.00 pa

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

These photos were taken in 2023 following the renovations and the property has since been tenanted.

The title contains restrictive covenants typical of a 1960's development – Further information is available at our office.

Flood Risk*: Very Low Risk of Flooding - Information provided by GOV.UK

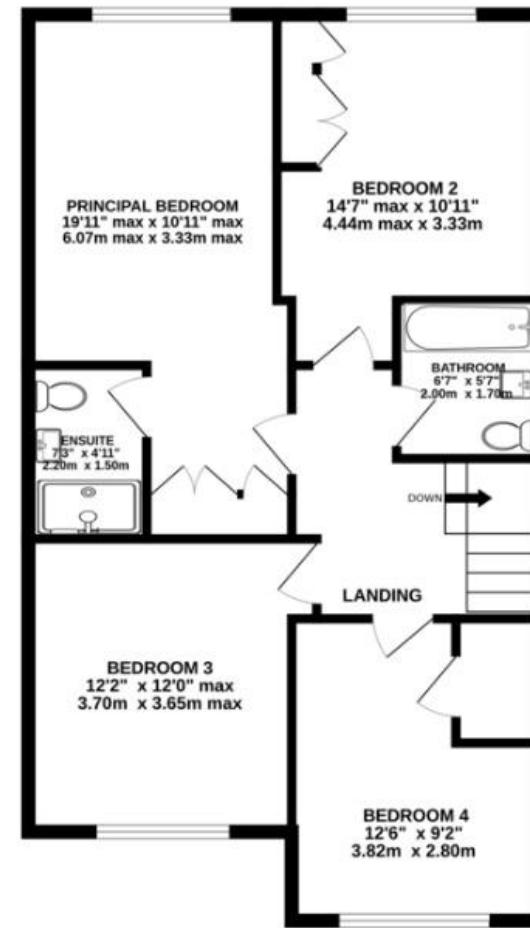
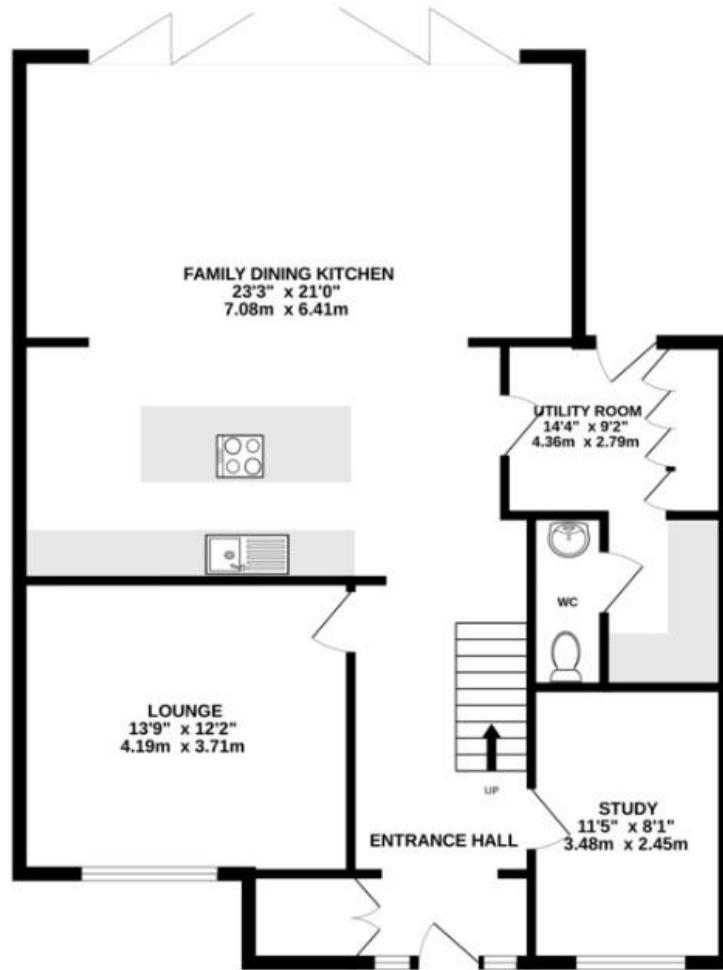
Broadband**: Ultrafast Broadband Available at the Property-
Information provided by Ofcom checker

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

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
994 sq.ft. (92.4 sq.m.) approx.

1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.8 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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