

4A Knutsford Road

Alderley Edge, SK9 7SD



mosley jarman





## 4A Knutsford Road, Alderley Edge, SK9 7SD

**£430,000**

This superbly presented and spacious two-bedroom, three-storey mews house occupies a wonderful residential setting close to the centres of both Wilmslow and Alderley Edge. The area offers an exceptional choice of schooling, with highly regarded local state schools and a wide selection of prestigious private schools. The property further benefits from off-road parking, UPVC double glazing, gas-fired central heating via a combination boiler, and a charming courtyard-style garden.

The light-filled and beautifully appointed accommodation is arranged over three versatile levels. Entry is through a composite front door into an impressive open-plan dining kitchen, where French doors lead gracefully out to the rear garden and a useful under-stairs storage area provides additional practicality. The elegant shaker-style kitchen is centred around a striking island, finished with emerald granite work surfaces and equipped with a comprehensive range of high-quality appliances, including an induction hob with downdraft extractor, electric fan oven, combination microwave oven, dishwasher, and provision for an American-style fridge/freezer.

Completing the ground floor is a well-designed utility room and down stairs wc. The first floor is given almost entirely to an expansive 26-foot triple-aspect living room, featuring an integrated surround sound cinema system, bespoke fitted storage within the chimney breast alcoves, and a sophisticated living flame gas fire. There is excellent potential to reconfigure this space to create a third bedroom, if desired, with the possibility of incorporating an en-suite within the existing storeroom.

On the second floor, there are two generously proportioned double bedrooms and a beautifully appointed bathroom with a shower over the bath and separate shower enclosure.



- Spacious two-bedroom, three-storey mews house
- Accommodation over three floors
- Contemporary dining kitchen
- Stylish bathroom
- Off road parking
- Superbly presented throughout
- Close to the centres of both Wilmslow and Alderley Edge
- Spacious living room
- Utility room and storage room
- Courtyard style garden





### The Grounds & Gardens

To the front of the property, there is off-road parking for one vehicle (partly under-croft), along with additional unrestricted parking available on the road. The fully enclosed rear courtyard garden, laid with elegant Indian stone paving, offers a delightful setting for outdoor entertaining, complemented by a timber shed providing useful storage.

### The Location

Alderley Edge is a highly sought-after Cheshire village, renowned for its blend of charm and sophistication. Its vibrant high street is lined with stylish boutiques, independent shops, acclaimed restaurants, and elegant wine bars, creating a lively, cosmopolitan atmosphere.

Surrounded by beautiful countryside, the area is famed for The Edge — a dramatic sandstone escarpment offering panoramic views and scenic walking trails. Alderley Edge is exceptionally well connected, with direct trains to Manchester, easy access to the motorway network, and proximity to Manchester Airport.

With excellent schools, a strong sense of community, and an enviable mix of natural beauty and modern amenities, Alderley Edge offers an exceptional lifestyle in one of the North West's most prestigious locations.

### Important Information

Council Tax Band: E

EPC grade: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband<sup>\*\*</sup>: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers\*. Some limited indoor coverage.

Parking: Off road parking to the front

Rights of Way & Restrictive Covenants: TBC

Water Metre- TBC

Tenure: Freehold

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

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

Postcode: **SK9 7SD**

What 3 Words: **loft.likening.inserting**

Council Tax Band: **E**

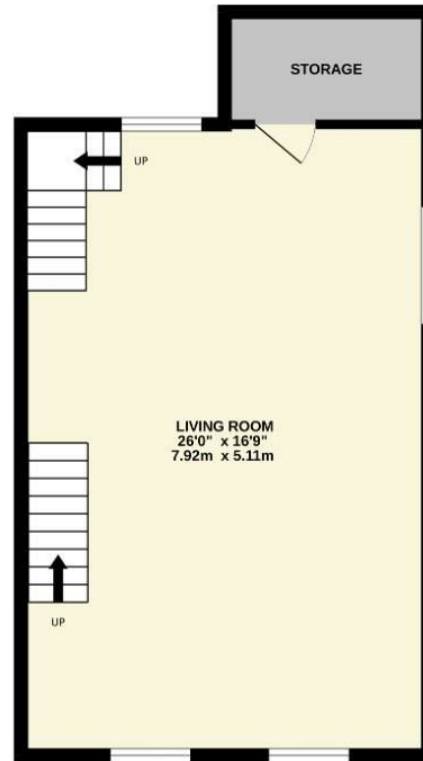
EPC Rating: **C**

Tenure: **Freehold**

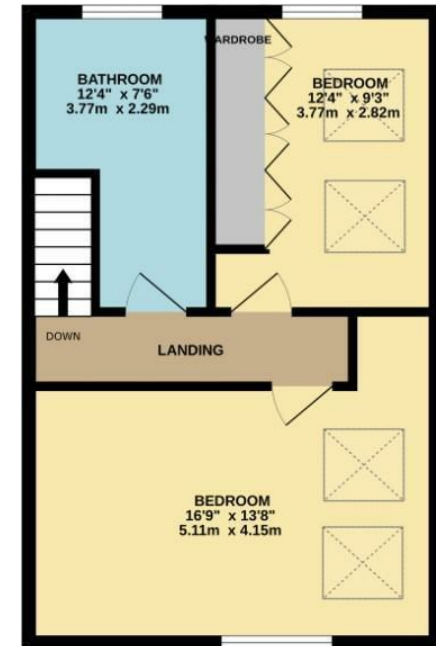
GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.