

10 Maple Road

Alderley Edge, SK9 7PW



mosley jarman



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Guide Price £385,000

Recently renovated to a high standard, this attractive end mews house offers spacious stylish living, along with a popular convenient setting minutes from Alderley Edge village.

Thoughtfully enhanced, the current owner has sympathetically upgraded the accommodation with a new roof, upvc double glazing, a superb well-appointed fitted dining kitchen, a modern white fitted bathroom, gas central heating and electrical wiring, to name but a few.

Internally, the accommodation consists of an entrance hallway, then a separate living room and the dining fitted kitchen, with integrated appliances including a fridge, freezer, washing machine, cooked and hob. French doors give good access into the landscaped rear garden, with an Indian stone patio and new lawn. Whilst to the first floor, there are three generously sized bedrooms and the re-fitted white bathroom.



- A RECENTLY ENHANCED AND MODERNISED END MEWS HOME
- STYLISH SPACIOUS ACCOMMODATION
- A FABULOUS NEW DINING KITCHEN WITH APPLIANCES
- SEPARATE LIVING ROOM
- OFF-ROAD PARKING
- DESIRABLE CONVENIENT POSITION CLOSE TO THE VILLAGE
- THREE GENEROUSLY SIZED BEDROOMS
- MODERN RE-FITTED WHITE BATHROOM
- LANDSCAPED REAR GARDEN WITH OUTBUILDINGS
- OFFERED FOR SALE WITH NO CHAIN



Location

Situated in a highly desirable location, 10 Maple Road enjoys excellent proximity to the heart of Alderley Edge village, where a vibrant selection of boutique shops, cafés, and everyday amenities can be found. The nearby Alderley Edge railway station provides convenient transport links, making it ideal for commuters. Residents also benefit from easy access to a range of local shops and services, while the surrounding Cheshire countryside offers beautiful scenic walks and a tranquil setting right on the doorstep.

Gardens & Grounds

Off-road parking is provided by the loose stone driveway, with a recently laid pathway giving good access down the side and then on into the rear of the property. The rear garden has been transformed with a new Indian stone patio, new lawn and a pathway to the highly useful brick built store/outbuildings. There is a sense of seclusion to the rear garden with the mature rear borders.

Important Information

Council Tax Band: C

EPC grade: F. Please note that the property was graded prior to recent improvements.

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^{**}: 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^{**}: Mobile coverage at the property available with all main providers^{*}. Some limited indoor coverage.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: Contact agent.

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 7PW**

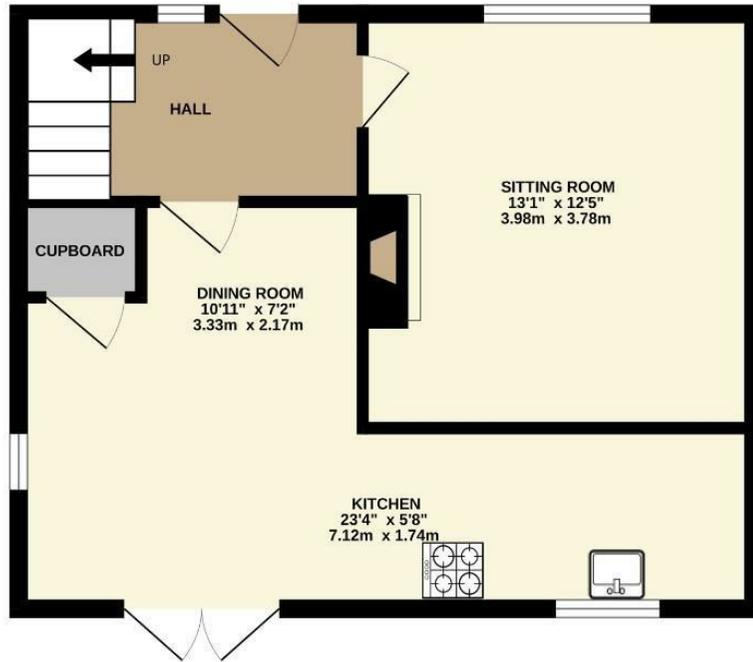
What 3 Words: **worth.clips.plans**

Council Tax Band: **C**

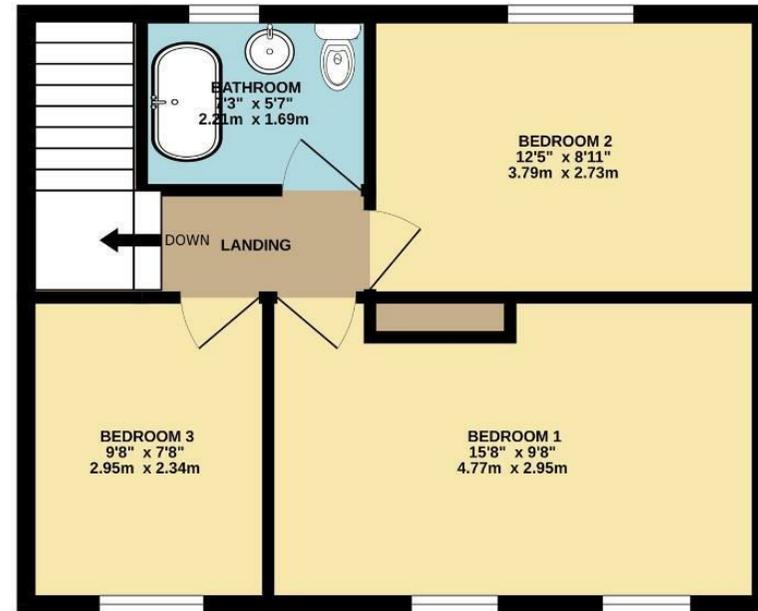
EPC Rating: **F**

Tenure: **Freehold**

GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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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.