

# 14 Knutsford Road

Alderley Edge, Cheshire, SK9 7SD



FOR SALE  
*Mosley Jarman*  
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www.mosleyjarman.co.uk

Fourteen

*mosley jarman*





## 14 Knutsford Road, Alderley Edge, Cheshire, SK9 7SD

**£440,000**

This charming period cottage is set on a spacious corner plot, offering an extended and well-presented home in a highly desirable location, with easy access to both Alderley Edge and Wilmslow.

The property features a modern and stylish interior, starting with a welcoming entrance hallway and a downstairs WC. The generously sized living room includes elegant ceiling coving, a feature fireplace, and a lovely south-facing bay window. A large dining room with garden views and additional storage space leads into a separate kitchen (with underfloor heating, space for washing machine and fridge-freezer), which has direct access to the rear garden, completing the ground floor.

Upstairs, the galleried landing provides access to two generously proportioned double bedrooms, each with fitted wardrobes. A beautifully refitted bathroom (with underfloor heating), complete with a freestanding bath and separate shower serves both bedrooms.

The property also offers a spacious loft area, which, subject to necessary permissions, could be converted into an additional bedroom with an en-suite.

There is one allocated parking space at the rear.

- Attractive period cottage with character
- Semi rural location close to Alderley Edge & Wilmslow
- Large bathroom
- Landscaped West facing rear garden
- Off road parking
- Two double bedrooms
- Two spacious reception rooms
- No vendor chain







### The Location

The cottage is situated in a sought after, semi-rural location within a short distance of Alderley Edge & Wilmslow.

### The Grounds & Gardens

The property benefits from a West facing paved patio at the rear, perfect for al-fresco dining. There is one allocated parking space at the rear and electric charging station (Podpoint 7 Kw) to the house.

### Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas & Underfloor

Mains: Gas, Electric, Water

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

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage\*\*: Mobile coverage with EE likely.

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

Rights of Way & Restrictive Covenants: N/A

Accessibility: The kerb has been dropped to the front of the property. There is not step free access to the front or rear of the property.

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**

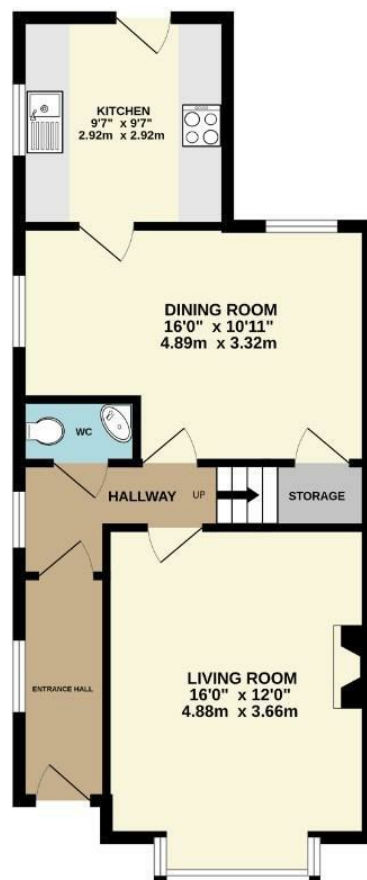
What 3 Words: **stall.boost.speaks**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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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