

# 11 Orchard Green

Alderley Edge, SK9 7DT



*mosley jarman*



**11 Orchard Green, Alderley Edge,  
SK9 7DT**

**Asking Price £475,000**

**\*\*PART-EXCHANGE POSSIBLE\*\*** This highly attractive cottage affords a much coveted cul-de-sac position conveniently positioned minutes from Alderley Edge Village.

Neatly presented throughout, the accommodation has been well maintained with neutral decorations throughout, with a wealth of original charm, such as the 1920's date stone to the front facade, plus the period style 'rocker' switches, 'latch & keep' door ironmongery and feature beams all adding to the character of the house.

Spread over three floors the accommodation is definitely deceptive, with a large living room off the front hall and a smart 'Shaker' styled dining kitchen all to the ground floor. Whilst, there are three bedrooms to the first floor and a re-fitted white bathroom. Then, a second staircase leads to the huge occasional loft room. Ample storage is provided throughout, which a welcomed bonus.

Off-road parking is via the front driveway with a shared path to the secluded rear garden, which is mainly lawned with two patio areas and a shed.



- A CHARMING CENTRALLY LOCATED COTTAGE
- OFFERED FOR SALE WITH NO CHAIN
- ACCOMMODATION OVER THREE FLOORS
- OFF-ROAD PARKING TO THE FRONT
- THREE BEDROOMS PLUS A LOFT ROOM
- SPACIOUS LIVING ROOM
- SHAKER STYLED DINING-KITCHEN
- RE-FITTED MODERN BATHROOM
- ENCLOSED & SECLUDED REAR GARDEN
- A WEALTH OF CHARM & CHARACTER THROUGHOUT



### The Location

11 Orchard Green sits just a few minutes' stroll (about 400m) from the heart of Alderley Edge village, famed for its boutique shops and charming cafes. It's served by Alderley Edge railway station on the Crewe-Manchester line, offering fast, frequent services—including routes via Stockport and Manchester Airport—making commuting or airport transfers a breeze. Beyond the village, the iconic sandstone escarpment known as "The Edge" and surrounding National Trust countryside lie right on your doorstep, perfect for woodland walks and scenic panoramas. For international travel, Manchester Airport is just about 4 miles away, a swift 14-15 minute direct train journey or under 20 minute drive.

### Grounds & Gardens

Ample off-road parking for at least two vehicles is provided via the front driveway, with its well-stocked border. A shared pathway leads through a ginnel to the rear enclosed garden, which is mainly lawned, having two patio areas, timber shed and ample privacy.

### Important Information

Council Tax Band: E

EPC grade: D

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. 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, EE \*

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: TBC

Tenure: Leasehold- 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 7DT**

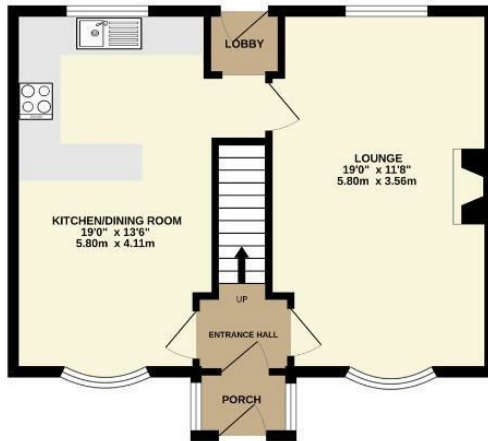
What 3 Words: **soaks.deflection.soda**

Council Tax Band: **E**

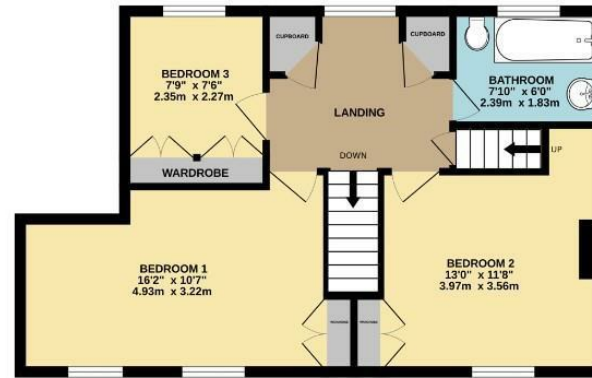
EPC Rating: **D**

Tenure: **Freehold**

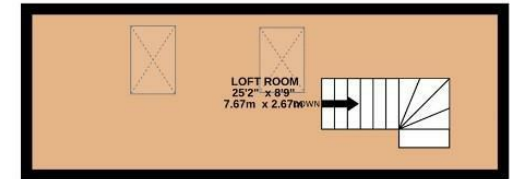
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
220 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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.