



104 Knutsford Road, Alderley Edge, SK9 7SW

mosley jarman

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£1,395 Per Calendar Month

- Period garden-fronted mid-terrace home in fabulous semi-rural location
- Well-appointed accommodation presented to a high standard
- Gas central heating and double-glazing
- Two separate reception rooms
- Fitted kitchen with fridge, freezer, oven, hob, dishwasher and wine-cooler
- Good sized double main bedroom and large single second bedroom
- Refitted bathroom with rolled-top bath and shower cubicle
- Landscaped gardens to the rear. Private parking also to the rear





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An attractive period mid terrace house situated in an idyllic semi-rural location which is within a short drive of Wilmslow and Alderley Edge centres. The accommodation includes a living room (with exposed brick chimney breast and cast iron fireplace), separate dining room (with exposed brick chimney breast and period cupboards built in to the alcove and under the stairs), kitchen (fitted with cream 'Shaker' style units and wooden block work surfaces with integrated appliances). On the first floor a landing provides access to a spacious main bedroom, second bedroom and a bathroom (with a rolled-top bath and separate shower). There is a driveway to the rear directly behind the property accessed off Beswicks Lane and there is a long, beautifully landscaped rear garden which is laid to Indian Stone paving and lawn. There is a timber summer house. In addition, there is a useful basement that is accessed externally and provides excellent storage and houses the central heating boiler. UNFURNISHED. AVAILABLE: 5th of DECEMBER 2025

IMPORTANT INFORMATION

Parking - Off road parking allocated at the rear of the property off Beswicks Lane

Heating - Gas central heating

EPC Grade: D (67/89)

Council Tax Band: D (Cheshire East)

Mains: Gas, Electric, Water, and Drainage

Flood Risk: Very low risk of flooding.

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

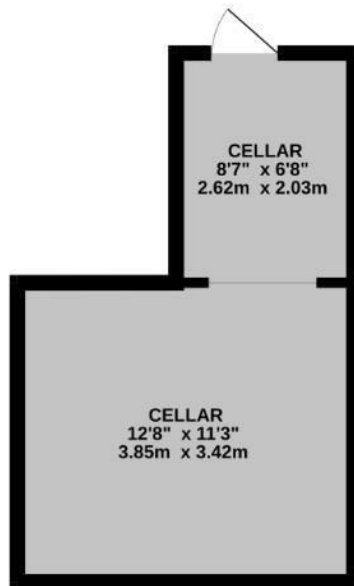
Broadband providers - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE

Mobile providers - Limited coverage by EE, O2, and Three

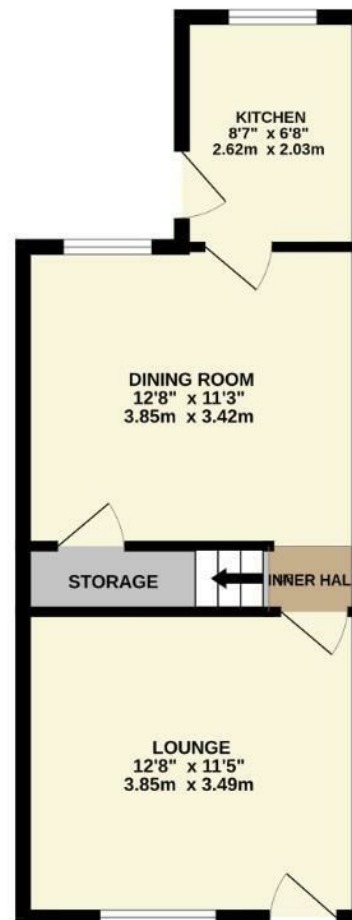
*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker



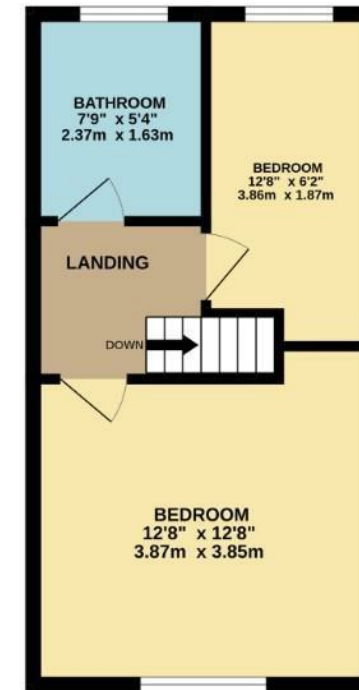
BASEMENT
199 sq.ft. (18.5 sq.m.) approx.



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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PROPERTY MISDESCRIPTION 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 proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

