



*jordan fishwick*

2 Stanley Terrace, Knutsford Road, SK9 7SR  
Guide Price £449,950



# Stanley Terrace, Knutsford Road Alderley Edge

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A stunning Period, two double bedroom terrace property with a loft conversion, offering a multitude of Period character features whilst being sympathetically modernised with stylish and contemporary fittings. Located on Knutsford Road this beautiful property is situated between Wilmslow and Mobberley Village and set within an idyllic semi rural location. In brief the internal accommodation comprises of a welcoming hallway with feature tiled flooring, well proportioned living room with original style feature cast iron open fireplace, high ceilings with decorative coving and cornice. The kitchen diner is worthy of note due to its size. The kitchen is fitted with a stylish and modern range of base and eye level units with complementary butchers block style work surfaces with peninsula breakfast bar. The kitchen has space for appliances and an integrated dishwasher with patio door leading to the rear garden and a large ‘Velux’ ceiling skylight providing natural light. The dining area boasts an original stone floor, chimney breast with decorative timber mantle and a feature wood burning stove and ample space for central dining room table and chair set. Access to the basement provides additional internal storage and houses the oil fired boiler. Located on the first floor there are two double bedrooms, a family bathroom and a staircase leading to the loft conversion. Both bedrooms are well proportioned double bedrooms and have feature Period style column radiators. The bathroom is striking with its Period style sleek blue wall tiles, contemporary four piece white bathroom suite with bath and separate shower enclosure. The loft conversion is a useful area with a staircase providing easy access to this versatile storage space (currently used as a music room and home office). The eaves offer further additional storage.

Externally to the front of the property there is a blocked paved driveway providing off-road (EV charging point) parking, whilst to the rear there is an enclosed private garden with open aspect rear (southerly aspect) which is landscape, being laid to lawn with a patio and raised borders. Useful outbuilding for additional storage. A beautiful property, viewing essential to appreciate.



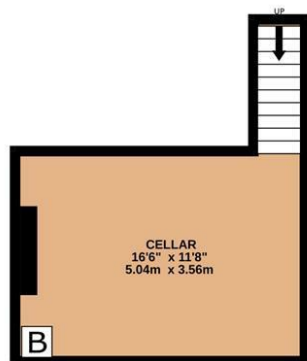
- Period Property
- Two double bedrooms
- Converted Loft space
- Basement
- Period features and character
- Off road parking
- EV charging point
- Landscaped Garden



| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           |                                                                                                                |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           | <b>63</b>                                                                                                      |
| (39-54) <b>E</b>                            | <b>40</b> |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |



BASEMENT LEVEL



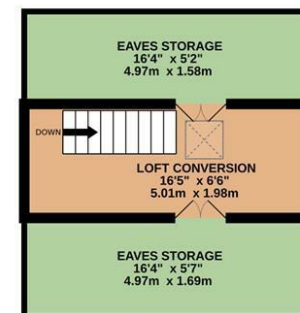
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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