



*jordan fishwick*

17 Arderne Place, SK9 7EN  
Guide Price £465,000



## Arderne Place Alderley Edge

Guide Price £465,000



NO CHAIN. Jordan Fishwick are thrilled to bring this modern and stylish three bedroom townhouse to market, boasting a desirable location in the heart of the Alderley Edge village. The home offers versatile accommodation as well as being stone's throw away from a wide variety of excellent local amenities.

The accommodation in brief comprises an inviting entrance hallway that provides access to a useful utility room/downstairs WC and a separate study/reception room, ideal for home workers. To the rear the property offers a bright and spacious living/dining area featuring herringbone flooring throughout and French doors opening onto the south-facing garden. The room flows seamlessly via unique and individual set of bi-folding internal doors with bespoke artistic style leading to the contemporary kitchen fitted with modern wall and base units, complementary worktops and a range of integrated appliances. To the first floor are two well proportioned bedrooms being served by a modern three piece family bathroom suite. Occupying the entire second floor is the impressive principal suite that provides a peaceful retreat, complete with a Juliet balcony, extensive fitted wardrobes, and a luxurious four piece ensuite. Worthy of note is the feature freestanding bath and separate walk-in shower with stylish tiles surrounding. Externally, the property offers off road parking for two vehicles to the front aspect and to the rear an excellent south facing garden, offering both patio and lawned areas, perfect for outdoor entertaining. Viewings essential.



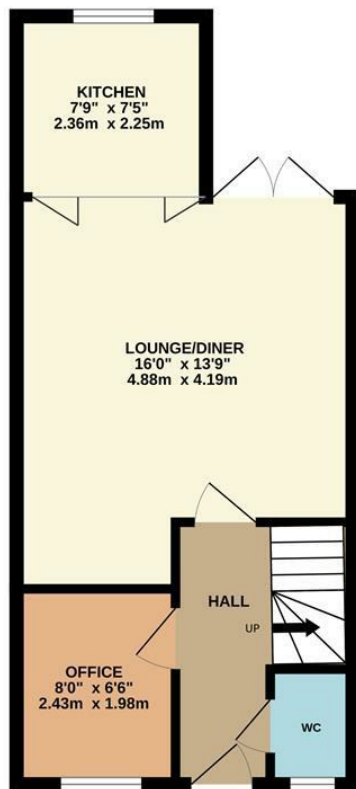
- No Chain
- Three Bedrooms
- Prime Alderley Edge Location
- Stunning Four Piece Ensuite
- Townhouse Living
- Off Road Parking



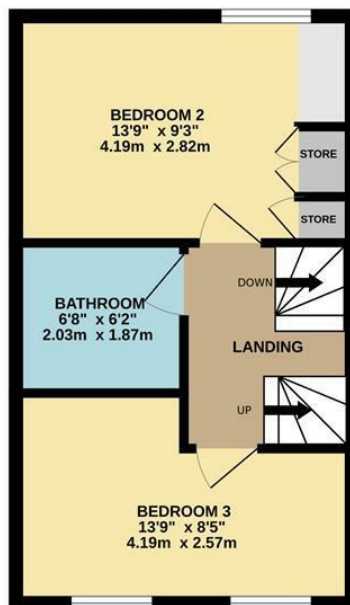
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</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 |           |



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow SK91JX  
**01625 532000**

wilmslow@jordanfishwick.co.uk  
www.jordanfishwick.co.uk