



**jordan fishwick**

41 Knutsford Road, Row Of Trees, SK9  
Guide Price £715,000



## Knutsford Road Alderley Edge

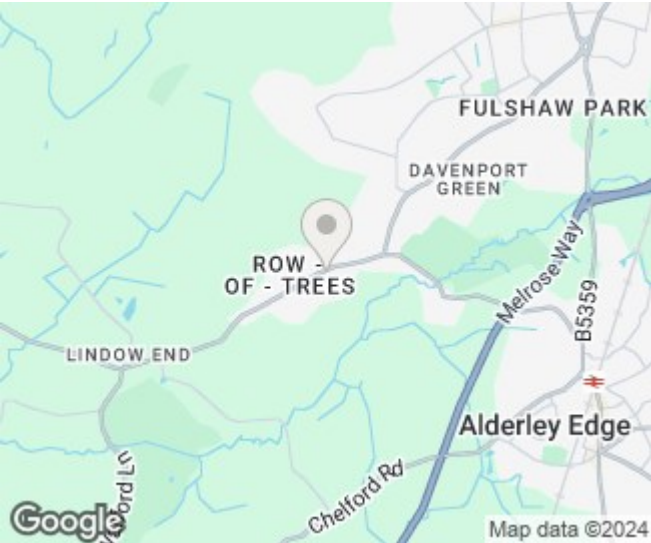
Guide Price £715,000




A beautiful and spacious detached three bedroom property located equidistant between Wilmslow and Alderley Edge. The property boasts amazing views over protected and open countryside to the rear. (The field behind is co-owned with the neighbours). The property has had a loft conversion creating a further and versatile additional space. In brief the property comprises of a large welcoming reception hallway, downstairs WC, study and utility room. There are two large separate reception rooms to the rear of the property which are divided by sliding internal glazed doors. The living room has a feature wood burning stove and spectacular views to the rear garden and the open countryside beyond. There is a modern and stylish fitted kitchen which has a number of integrated appliances. There are two additional and separate storage cupboards. To the first floor there are three double bedrooms and a beautifully presented bathroom with large separate shower enclosure and traditional, stylish roll top clawfoot bath. To the second floor there is a converted loft space with eaves storage and three Velux ceiling skylights providing natural light. To the front of the property there is a driveway which provides off-road parking for a number of vehicles whilst to the rear of the property there is a well maintained lawned garden with mature borders and an open southerly aspect to the rear and countryside views. A superb property that is a must view.



- Detached Property
- Three Bedrooms
- Located between Wilmslow and Alderley Edge
- Off Road Parking
- Converted Loft Space
- Open Countryside to Rear
- Downstairs WC
- UPVC Double glazed



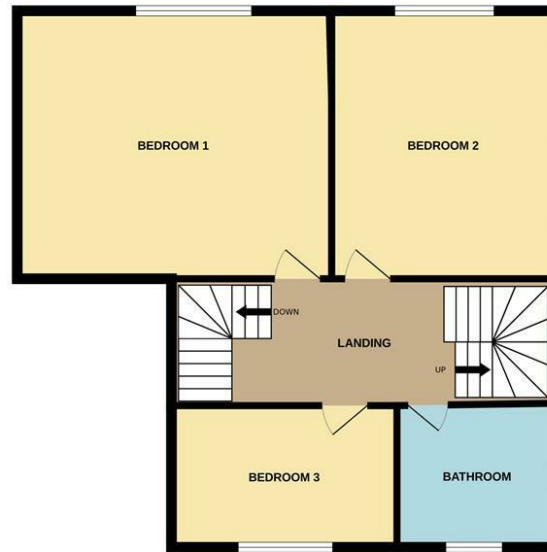
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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



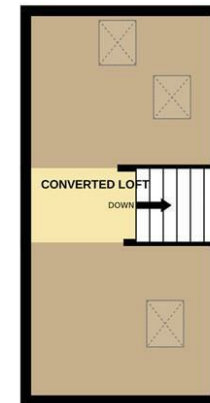
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

**01625 532000**

[wilmslow@jordanfishwick.co.uk](mailto:wilmslow@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)