



Recently constructed townhouse in a fantastic position

4A Knutsford Road, Alderley Edge, Cheshire, SK9 7SD

Freehold

savills

Two bedrooms • Three floors • Open plan dining/ kitchen • Fully fitted utility room • Triple-aspect 26' living room • Off road parking for one car • Fully enclosed courtyard garden

Local information

This attractive bay fronted home enjoys favoured positioning equidistant from the centres of Wilmslow and Alderley Edge. The area offers an excellent choice of schooling with highly regarded local state schools and a wide choice of private schools. Lindow Community Primary School is 0.3 miles away. The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 6.3 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

Combining the benefits of a recently constructed home with a Victorian inspired façade and features such as high ceilings and sash style windows, this characterful yet contemporary residence really does have the best of both. Suitable as a permanent residence or as a 'lock up and leave' pied-à-terre in Cheshire this impressive townhouse may also suit a buyer considering apartment living.

The light, spacious and well-presented accommodation extends to almost 1,300 Sq ft, arranged in a versatile layout over three floors. The property is entered via a composite front door into a spacious open plan dining kitchen with French doors onto the rear garden and useful under stairs storage. The modern shaker style kitchen is arranged around a central island,

appointed with emerald granite work surfaces and a comprehensive range of appliances including induction hob, downdraft extractor, electric fan oven, combination microwave oven, dishwasher and space/ plumbing for an American style fridge/freezer. The ground floor accommodation is completed by a fitted utility room.

The first floor is allocated almost in its entirety to a generously proportioned 26' triple-aspect living room with integrated surround sound cinema speaker system, bespoke fitted storage to the chimney breast alcoves and a living flame gas fire. There is great potential to subdivide this floor to create a third bedroom by should this be required with the possibility of creating an en suite in the store room. To the second floor there are two double bedrooms and a beautifully appointed bathroom with shower over the bath.

There is off road parking for one car to the front (part under-croft) with additional parking available on the road without restriction. To the rear there is a fully enclosed courtyard garden with Indian stone paving providing the ideal space for outdoor entertaining whilst a timber shed offers useful storage.

Tenure

Freehold

EPC rating = C

Viewing

Strictly by appointment with Savills





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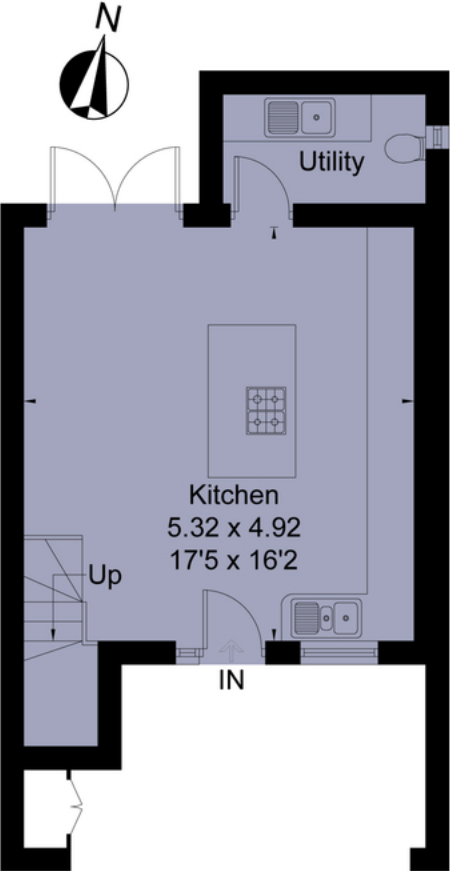
Gross internal area (approx) 120.6 sq m/1298 sq ft Including Limited Use Area (0.3 sq m/3 sq ft)



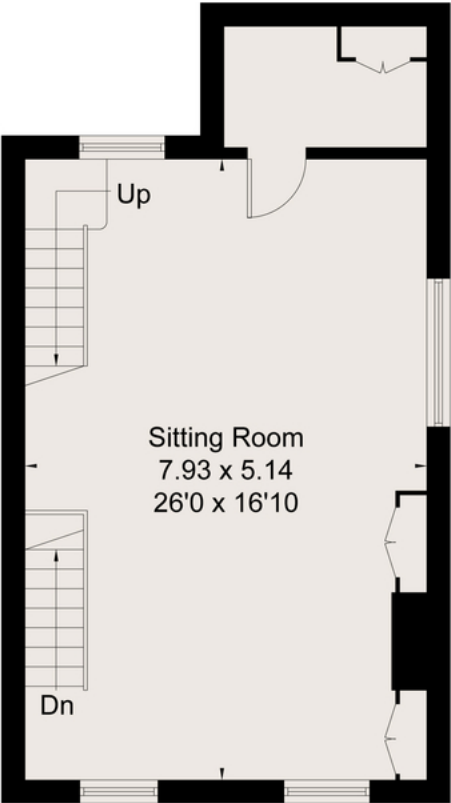
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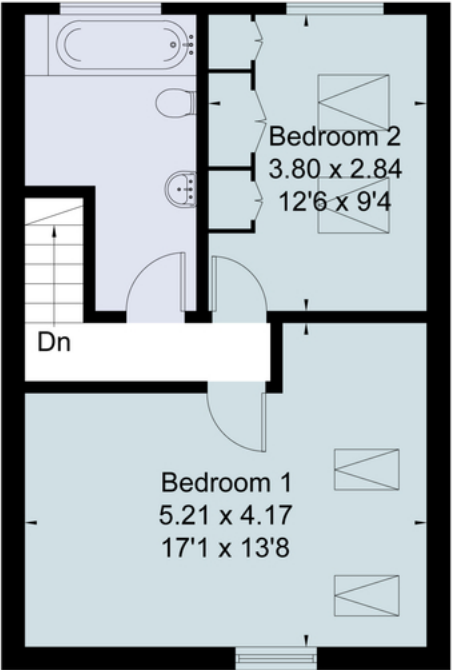
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Ground Floor

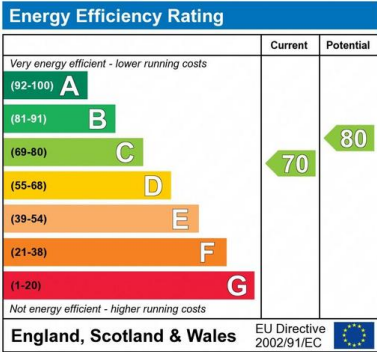


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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