

45 Redesmere Drive, Alderley Edge, Cheshire, SK9 7UR

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An attractive two bedroom ground floor apartment tastefully remodelled with quality modern fittings with off road parking and a southerly facing decked garden, situated within a short walk of the village centre. Available now part furnished.

This ground floor apartment has been carefully extended and remodelled offering well balanced and spacious accommodation. Features of particular note include the large living dining room with french doors leading to the front patio, open to the kitchen with quality modern high gloss fittings, granite work surfaces and integrated appliance. There are two generous bedrooms and a fully fitted bathroom. There is natural oak flooring to the principle reception areas, UPVC double glazing and a comprehensive gas heating system.

Externally to the rear, there is a secluded rear garden, fully fenced with decking. The front garden laid out to flagging with fencing and shrubs, a tarmacadam driveway that leads to a parking area for residents.

GROUND FLOOR

Storm Porch: Panelled and glazed composite front door

Entrance Hall: Radiator, power points, natural wood flooring, cloaks cupboard house meters and doors to;

Open Plan Kitchen Living Room

Living Dining Room: 4.56m x 3.8m (15' 0" x 12' 6"): Double glazed UPVC French doors and windows to front flagged patio, ceiling coving, radiator, power points, telephone point, TV points, storage cupboard with power point, utility cupboard with washing machine and dryer, thermostat for central heating and natural wood flooring.

Kitchen: 4.02m x 3.09m (13' 2" x 10' 2"): A modern high gloss kitchen with a range of wall and base units, granite worksurface over to tiled splash back, stainless steel sink unit with drainer, fitted appliances comprising of a microwave oven combination, inset 4 ring gas hob with extractor hood over, dishwasher, fridge and freezer, cupboard housing Worcester boiler for domestic hot water and central heating, limestone tiled flooring and double glazed UPVC window to front.

Master Bedroom 4.62m x 2.87m (15' 2" x 9' 5"): Double glazed UPVC window to rear, radiator, power points, TV points, fitted wardrobes with a range of shelves, draws and hanging rails.

Bedroom Two 3.45m x 2.18m (11' 4" x 7' 2"): UPVC double glazed window and door to rear decked garden, radiator and power points.

Bathroom 1.95m x 1.66m (6' 5" x 5' 5"): Obscure double glazed UPVC window to side, a contemporary suite comprising of panelled bath with mains fed rainfall shower over, shower attachment and glazed shower screen, wash hand basin with unit under, low level WC, chrome ladder style towel radiator and tiled floor and walls.

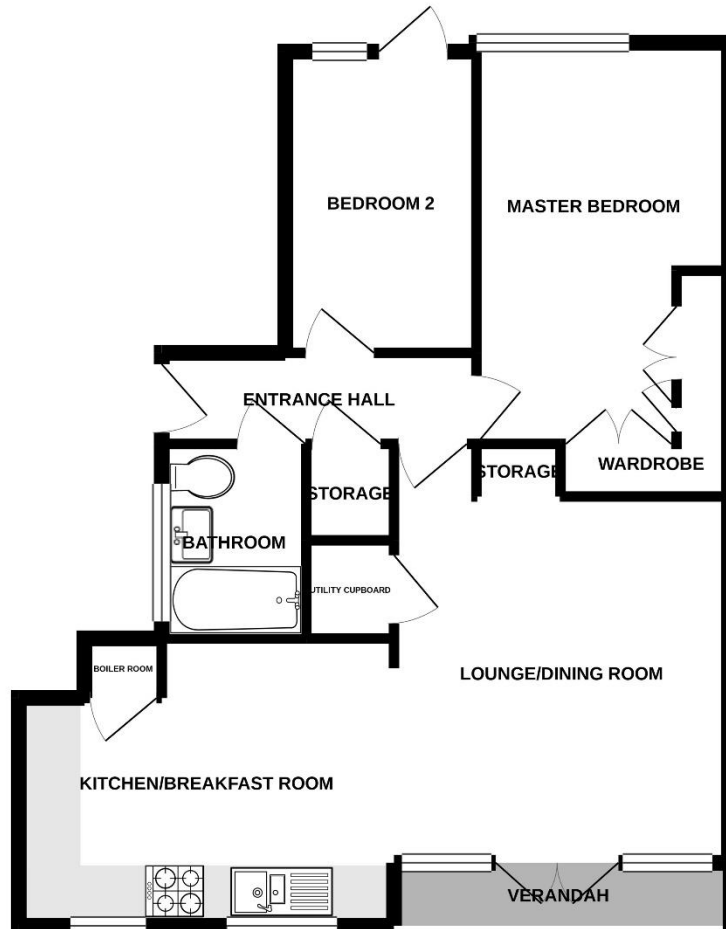
OUTSIDE

Garden: The property is approached via a slabbed driveway with off road parking for a single vehicle. To the front you will find a slabbed patio area which is accessed via the French doors from the Living Room. To the rear you will find a securely decked and fenced area. There is also the benefit of a single brick garage to the rear and further parking for residents and visitors.

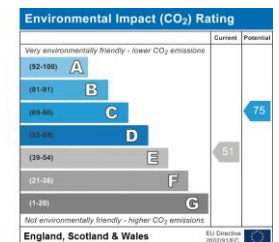
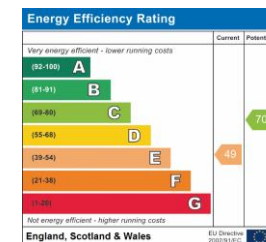
Location: The property is conveniently located only a short walk to Alderley Edge village centre which offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.

Directions: From our office in Alderley Edge, proceed along the main London Road towards Wilmslow taking the first turning left in Ryleys Lane. Turn left again into Redesmere Drive and No.45 will be found on the left hand side.

GROUND FLOOR



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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All measurements are approximate

While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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