

1 The Cottage, Welsh Row, Nether Alderley, SK10 4TY

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A two bedroom period cottage with 2 reception rooms and a kitchen breakfast room with views over the open countryside to the front and rear. Available now part furnished.

The accommodation in brief comprises of:- Porch, sitting room, dining room, kitchen breakfast room with fitted appliances, cloakroom & downstairs WC. To the first floor there is a master bedroom with built in wardrobes, a second bedroom with dressing/bed area and a family bathroom. externally there is a shared garden with the next door property and off road parking.

Ground Floor

Porch: Pitched roof enclosed porch, solid wood front door with glazed panels, oak panelled door opening to:

Sitting Room 17' 1" x 17' 1" (5.20m x 5.20m): Windows to front, side and back, brick fire place with wood mantelpiece, power points, TV point, radiator, stairs to first floor, opening and door leading to.

Dining Room 17' 1" x 7' 7" (5.20m x 2.30m): Window to front and power points.

Kitchen Breakfast Room 15' 1" x 10' 10" (4.60m x 3.30m): Range of base units with rolled work surface and tiled splash backs, inset stainless steel single drainer sink unit with mixer tap over, inset 4 ring induction hob with extractor hood over and double oven under, power points, 'Baxi' boiler for domestic hot water and central heating, white goods comprising of; freestanding fridge freezer, dishwasher, washing machine, window to rear and panelled wood door opening to rear garden.

Inner Hall: Fuse box and electric meter, door off to:

Cloakroom: Low level WC.

First Floor

Landing: Stairs from ground floor leading to landing with doors of to:

Bedroom 1 15' 9" x 12' 6" (4.80m x 3.80m) Min: Window to front and side, power points and fitted wardrobes with a range of shelves and hanging rails.

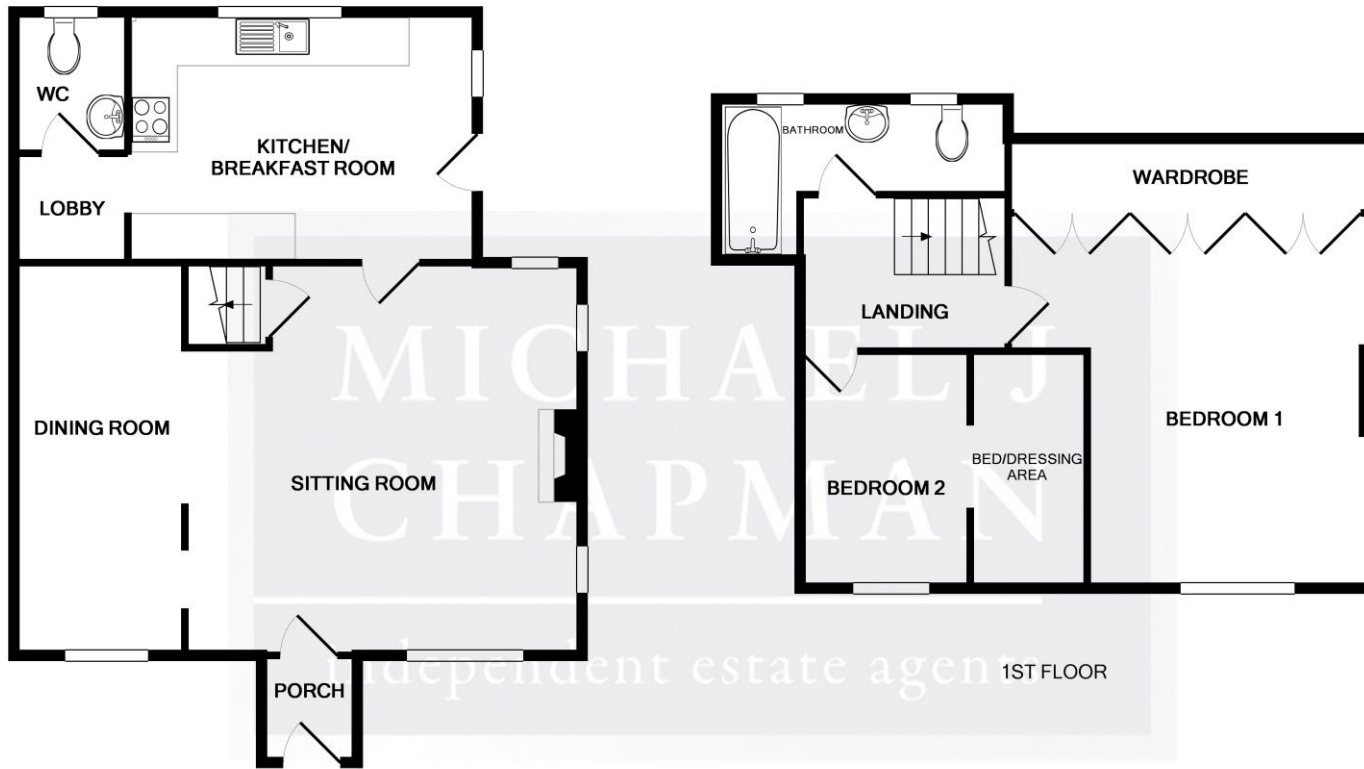
Bedroom 2 10' 2" x 7' 3" (3.10m x 2.20m): Window to front, power points and opening to dressing area.

Dressing/Bed Area 10' 2" x 4' 11" (3.10m x 1.50m)

Bathroom: Window to rear, a white suite comprising of a panelled bath with mains fed shower attachment and glazed shower screen, pedestal wash hand basin, low level WC and cupboard door to eaves for storage.

Location: Alderley Edge village centre offers a wide range of high quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-city links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provide easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsbury's. Manchester International Airport is only a short drive away.

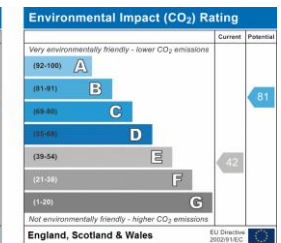
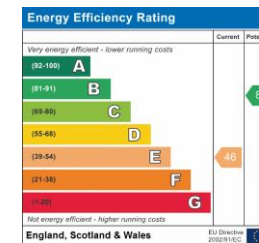
Directions: From our office turn left onto London Road which turns into Congleton Road. Stay on here for approximately one mile before turning right at the Alderley Cross. Continue along Welsh Row for 0.40 of a mile where the cottage will be found on the left hand side.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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