

8 Duke Street, Alderley Edge, Cheshire, SK9 7HX

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A charming two bedroom period terraced property that offers well balanced accommodation set in a peaceful yet convenient location close to the centre of the village.

The property briefly comprises of a large, open plan lounge & dining room that then leads into a fully fitted kitchen with doors opening onto a walled rear garden. Upstairs there is an attractive master bedroom with built in wardrobes, a further double bedroom with built in wardrobes and a family bathroom. Externally to the rear, there is a paved patio opening up onto the lawned westerly facing rear garden with gated rear access.

The property benefits from double glazing, gas fired central heating and has newly fitted carpets and fresh decoration. Available now on a part furnished basis.

The accommodation comprises of;

Ground Floor

Entrance Hall:

Sitting Room: 3.36m x 3.35m (11' 0" x 11' 0")

Dining Room: 3.88m x 3.38m (12' 9" x 11' 1")

Kitchen: 4.25m x 2.43m (13' 11" x 8' 0")

First Floor

Landing

Bedroom 1: 4.05m x 3.38m (13' 3" x 11' 1")

Bedroom 2: 3.89m x 2.37m (12' 9" x 7' 9")

Bathroom: 2.43m x 2.13m (8' 0" x 7' 0")

Outside

Garden:

Location: Duke Street is a highly desirable and sought-after cobbled backwater within a short walk of Alderley Edge village centre, having the ever popular Percy Grantham's convenience store and delicatessen just around the corner really does make this a prime location. The village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Directions: From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. Immediately before the railway bridge turn right into Heyes Lane. Continue along Heyes Lane and just before the road bends sharply to the left, turn right immediately after Percy Grantham's into Duke Street. Edge Cottage will be found a short way down on the right hand side.



GROUND FLOOR

1ST 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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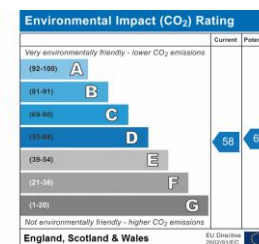
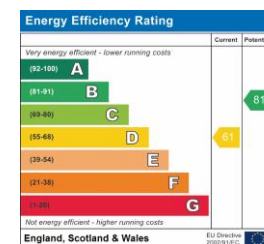
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All measurements are approximate

While we endeavour 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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