

33 St Hilary's Park, Alderley Edge
Guide Price £450,000



Andrew J Nowell
& Company

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33 St Hilary's Park, Alderley Edge

A CHARMING MEWS COTTAGE IN THIS SELECT DEVELOPMENT WITHIN A SHORT WALK OF THE VILLAGE CENTRE.

A charming mews cottage in this select development within a short walk of the village centre.

Arched covered porch, entrance hall, cloakroom, kitchen, lounge/dining room, 3 bedroom, bathroom and en-suite shower room. Secluded rear garden and 2 allocated parking spaces.

St Hilary's Park is a highly desirable and sought-after quiet location in this exclusive and select development within a short walk of the village centre. 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.

The property is in a charming row of mews cottages, offering well-balanced, spacious accommodation. On the ground floor, the reception hallway has polished oak flooring with fully-fitted kitchen with contemporary-style units, deep granite work surfaces and integrated appliances. The lounge/dining room has a French door to the charming secluded rear garden. There is a cloakroom with wc. To the first floor there are three bedrooms, master suite with shower room off and family bathroom. The property carries access via a retractable ladder from the third bedroom to the spacious loft. The property benefits from a comprehensive gas heating system.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Proceeding out of the village, after a short distance St Hilary's Park will be found on the left hand side. Proceed into the entrance straight on to the electrically operated wrought iron gates. Proceed through the gates and the mews cottages will be found on the left hand side.

In further detail the accommodation comprises:

ARCHED COVERED PORCH

With stone flagged pathway. Panelled natural wood front door leading to

ENTRANCE HALL

With polished oak flooring, central heating radiator, staircase to the first floor, visual entry phone system.

CLOAKROOM

With low level wc, pedestal wash hand basin with chrome mixer tap, polished oak flooring.

KITCHEN 10'6 x 8'5 (3.20m x 2.57m)

With quality contemporary-style base and wall units, deep granite work surfaces, stainless steel one and a half bowl sink unit with mixer tap, integrated appliances including brushed steel electric oven and five ring induction hob with extractor hood above, wine cooler, fridge and freezer, microwave, ceramic tiled floor, central heating radiator.

LOUNGE/DINING ROOM 16' x 13'10 (4.88m x 4.22m)

With polished oak flooring, central heating radiator, French door to rear garden.

UNDERSTAIRS STORAGE/CLOAKS CUPBOARD

FIRST FLOOR

LANDING

BUILT-IN AIRING CUPBOARD

With water boiler system.

MASTER BEDROOM ONE 13'9 x 8'8 (4.19m x 2.64m)

With central heating radiator, built-in wardrobe.

SHOWER ROOM EN-SUITE

With ceramic tiled floor and walls, fully-tiled shower cubicle with Aqualisa chrome fittings and glass shower door, pedestal wash hand basin with chrome mixer tap, low level wc, shaver socket, chrome central heating towel rail.

BEDROOM TWO 13'3 x 8'6 (4.04m x 2.59m)

With central heating radiator.

BEDROOM THREE 7'8 x 7' (2.34m x 2.13m)

With central heating radiator, access to spacious loft via a retractable ladder.

BATHROOM

With traditional fittings. Panelled bath with chrome shower above, pedestal wash hand basin with chrome mixer tap, low level wc, ceramic tiled floor and walls, chrome central heating towel rail.

OUTSIDE

Secluded rear garden laid out to stone flagging with trees and shrubs and fencing. The development is approached through

electrically operated wrought iron gates with a sweeping driveway leading to the property where there are two brick set parking spaces, numbers 57 and 58.

All electric appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION

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