

**4 Festival Drive, Over Alderley**  
**Guide Price £395,000**



**Andrew J Nowell**  
& Company

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

## 4 Festival Drive, Over Alderley

### A CHARMING, SPACIOUS MID-TERRACE COTTAGE OFFERING VERSATILE LIVING ACCOMMODATION WITH SCOPE TO EXPAND SUBJECT TO THE NECESSARY PLANNING PERMISSIONS

A charming, spacious mid-terrace cottage offering versatile living accommodation with scope to expand subject to the necessary planning permissions.

Internal porch, entrance hall, lounge, cloakroom/wc, L-shaped kitchen, sitting room, 4 bedrooms, bathroom. Small brick outbuilding. Driveway providing off-road parking for 2 cars, front garden and rear souther-westerly facing garden.

Festival drive is a highly desirable, quiet sought after location within a short distance of Alderley Edge 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.

This charming, mid terrace cottage set in the delightful semi rural area of Over Alderley offers spacious and versatile accommodation with scope to extend subject to the necessary planning and building regulations. In brief the accommodation comprises porch, entrance hallway, two reception rooms, downstairs wc, kitchen, four double bedrooms and family bathroom. With generous off-road parking and beautiful lawned garden to the front and rear, this lovely, characterful home has so much to offer and a personal inspection is highly recommended.

### DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Towards the end of the village turn left up the Macclesfield Road past the Wizard Inn and after approximately half a mile turn left into Prestbury Road towards Prestbury. After a short distance where the road bends sharply to the left you will find the entrance to Festival Drive on the right hand side. The property is a short way up the road on the right.

In further detail the accommodation comprises:

Front door leading to

### INTERNAL PORCH

### ENTRANCE HALL

With stairs leading to the first floor, central heating radiator, under stairs storage cupboard.

### LOUNGE

With attractive brick fireplace with wooden surround, traditional wooden beams, central heating radiator.

### CLOAKROOM/WC

### L-SHAPED KITCHEN 18'10 x 10'3 to the maximum (5.74m x 3.12m to the maximum)

With traditional-style wooden base and wall units incorporating breakfast bar with integrated electric oven and four ring electric

Hotpoint hob with extractor hood above, full size metal sink bowl with drainer and mixer tap, space for washer/dryer, space for fridge freezer, natural wood flooring, UPVC door leading to rear patio and garden.

### **SITTING ROOM 15'1 x 10'9 (4.60m x 3.28m)**

With attractive gas fireplace set in a traditional stone hearth with wooden mantle, exposed wooden beams, window overlooking beautifully presented rear garden, central heating radiator.

Stairs from the entrance hall to the first floor.

### **LANDING**

### **MASTER BEDROOM ONE 13' x 10'7 (3.96m x 3.23m)**

With built-in storage cupboard, fitted wooden wardrobe and dressing table units, central heating radiator.

### **BEDROOM TWO 10'9 x 9'11 (3.28m x 3.02m)**

With built-in storage cupboard, central heating radiator.

### **BATHROOM 6'9 x 5'5 (2.06m x 1.65m)**

Wood panelled bath with Triton electric overhead shower, glass shower screen, low level wc, pedestal wash hand basin, central heating radiator.

### **BEDROOM THREE 11'5 x 8' (3.48m x 2.44m)**

With central heating radiator.

### **BEDROOM FOUR 10'11 x 10'8 (3.33m x 3.25m)**

With built-in storage cupboard, central heating radiator.

### **OUTSIDE**

To the front of the property a driveway offers off-road parking for two vehicles and the front lawn is surrounded by border hedging. With a beautiful acer tree at its centre, the rest of the garden is laid

with a combination of lawn and bedding and given additional privacy by the wooden fencing. There is also a patio to the rear which is south-westerly facing to really capture the afternoon and evening sun.

### **SMALL BRICK OUTBUILDING**

Providing useful outside storage.

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

**VACANT POSSESSION UPON COMPLETION**



**Andrew J Nowell  
& Company**

**Independent Estate Agents & Auctioneers  
8 London Road  
Alderley Edge  
Cheshire  
SK9 7JS**

**Telephone: 01625 585905 Facsimile: 01625 582241  
Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk) Website:  
[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)**

