

10 Beaufort Close, Alderley Edge
Guide Price £595,000



Andrew J Nowell
& Company

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10 Beaufort Close, Alderley Edge

A DETACHED PROPERTY OFFERING VERSATILE ACCOMMODATION IN A QUIET SETTING WITHIN A SHORT WALK OF THE VILLAGE CENTRE

An appealing detached family house within a short walk of the village centre with charming secluded rear garden and double garage.

Covered porch, entrance hall, cloakroom, L-shaped lounge dining room, breakfast kitchen, three bedrooms, shower room, attached double garage.

Beaufort Close is a highly desirable and sought-after quiet location convenient within short walk 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.

Internally the property offers well-balanced accommodation which benefits from a comprehensive gas heating system and UPVC double glazing. On the ground floor there is a good sized L-shaped lounge dining room with attractive marble fireplace with living gas fire, breakfast kitchen with traditional-style units and integrated appliances and cloakroom with wc. To the first floor there are three bedrooms and family bathroom/shower room.

DIRECTIONS

From our Alderley Edge office proceed straight across the main

London Road into Stevens Street. At the end of Stevens Street proceed across Trafford Road into Moss Lane. Take the first turning left off Moss Lane into Marlborough Avenue and first right into Beaufort Close. Number 10 will be found after a short distance on the right hand side.

In further detail the accommodation comprises:

COVERED PORCH

With panelled and glazed front door leading to

ENTRANCE HALL

With central heating radiator, staircase to the first floor, built-in cloaks cupboard, door to garage and door to cloakroom.

CLOAKROOM

With low level wc, pedestal wash hand basin, electric towel rail.

L-SHAPED LOUNGE DINING ROOM

LOUNGE 21'5 x 12'10 (6.53m x 3.91m)

With attractive traditional-style marble fireplace with living gas fire, two central heating radiators, sliding patio doors to rear garden. Open to

DINING ROOM 10' x 9'4 (3.05m x 2.84m)

With hatch to kitchen with cupboards above and below, central heating radiator.

BREAKFAST KITCHEN 21'5 x 8'10 (6.53m x 2.69m)

With two radiators, traditional-style base and wall units, work surfaces, resin one and a half bowl single drainer sink unit with chrome mixer tap, Neff brushed steel electric oven and matching microwave, Neff electric hob, integrated dishwasher, integrated fridge with freezer below, downlighting, door to outside.

FIRST FLOOR

Which is approached from the main hallway.

LANDING

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

BEDROOM ONE 15' x 12'10 (4.57m x 3.91m)

With full-width range of wardrobes with mirrored sliding doors, central heating radiator, further fitted wardrobe.

BEDROOM TWO 11'8 x 9' (3.56m x 2.74m)

With full-width range of built-in wardrobes with partly mirrored doors, bed recess with cupboards above, central heating radiator.

BEDROOM THREE (CURRENTLY USED AS A STUDY) 9'6 x 7'3 (2.90m x 2.21m)

With fitted wall cupboards, central heating radiator.

SHOWER ROOM

With fully-tiled shower area with Mira shower fittings (with space for a bath), pedestal wash hand basin, low level wc, chrome central heating towel rail, tiled walls, shaver socket, downlighting.

OUTSIDE

Attractive gardens to the front with trees, shrubs and hedging. Security lights at the front and rear. A driveway provides good parking facilities and leads to

ATTACHED DOUBLE GARAGE 19'2 deep x 14' wide (5.84m deep x 4.27m wide)

With electrically operated up-and-over door, light and power. Rear personal door, plumbing for washing machine and space for dryer.

Charming secluded rear garden laid out to lawn with deep hedging, trees, shrubs and patio.

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

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