



**Silver Birches, 3 Aldford Place, Alderley Edge
£2,500 Per Calendar Month**



Silver Birches, 3 Aldford Place, Alderley Edge

AN ATTRACTIVE GEORGIAN STYLE DETACHED FAMILY HOUSE LOCATED IN A HIGHLY DESIRABLE AND SOUGHT AFTER QUIET, SECLUDED SETTING

Silver Birches occupies a highly desirable and sought after secluded and quiet location within easy reach of the village centre. Alderley Edge offers an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

Externally, the property is approached via a driveway which provides good parking facilities and leads to an attached double garage. There is a delightful good sized secluded rear garden bordered by hedging with trees and shrubs, rear flagged patio and raised granite flagged patio with external lighting and not overlooked from the rear.

Silver Birches has been extensively refurbished by the current owners and also benefits from UPVC double glazing and a comprehensive gas heating system. Features of particular note include the large 'L' shaped living kitchen with Italian high gloss units, granite worksurfaces and Kuppertsbusch integrated appliances. The decoration to the hall, lounge and dining room are to a high standard with polished oak flooring. To fully appreciate the appeal and quality a personal inspection is strongly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Ryleys Lane. After a short distance turn right into Eaton Drive and right again into Wilton Crescent. At the end of Wilton Crescent bear right into Aldford Place bearing left with Silver Birches almost immediately on the right.

COVERED PORCH

With pillars, panelled and glazed front door leading to

ENTRANCE HALL

With polished oak flooring, staircase to the first floor, central heating radiator.

CLOAKROOM

With cloaks area with built in high gloss cupboards, contemporary style glass bowl sink with chrome free standing mixer, ceramic tiled floor, part ceramic tiled wall.

SEPARATE WC OFF

Contemporary style low level with central heating radiator, ceramic tiled floor and walls.

LOUNGE 20'4 x 13' (6.20m x 3.96m)

With polished oak flooring, contemporary style limestone fireplace with living gas fire, 2 central heating radiators, 4 wall light points, double French doors to rear flagged patio.

DINING ROOM 12'4 x 12'4 (3.76m x 3.76m)

With polished oak flooring, central heating radiator.

IMPRESSIVE 'L' SHAPED LIVING KITCHEN 22'2 x 20'5 (6.76m x 6.22m)

With quality and extensive range of Italian high gloss contemporary style black and white units, granite worksurfaces and breakfast bar incorporating stainless steel one and a half bowl sink with chrome flexible mixer tap, integrated appliances including Kuppertsbusch double oven and separate single oven, Kuppertsbusch, ring induction hob with brushed steel matching extractor hood above, Kuppertsbusch American style fridge freezer with ice making machine, 2 integrated dishwashers, wine cooler, beer fridge, low voltage downlighting, granite tiled floor with under floor heating, double French doors to outside, chrome wall mounted central heating radiator and further central heating radiator. (Wiring is in place for wi-fi).

UTILITY ROOM 9'2 x 5'9 (2.79m x 1.75m)

With matching high gloss white units, granite worksurface, stainless steel single bowl sink with chrome mixer tap, central hating radiator, granite tiled floor with under floor heating, door to to outside, built in storage cupboard with shelving, door to garage.

FIRST FLOOR

Which is approached from the main hall. Landing with access to loft via retractable ladder boarded with storage and shelving.

MASTER BEDROOM ONE 15'7 x 10'11 (4.75m x 3.33m)

With excellent range of fitted wardrobes with partly mirrored doors, recess with chest of drawers below, fitted mirror and cupboards above, central heating radiator.

SHOWER ROOM EN-SUITE

Full bodied porcelain tiled floor, wash hand basin with storage under, heated mirror, low level wc, walk in shower, chrome towel rail, underfloor heating, double glazed window leading to rear aspect.

BEDROOM TWO (FRONT) 13'5 x 11 (4.09m x 0.28m)

With good range of high gloss contemporary style fully fitted wardrobes, dressing table with drawers below, central heating radiator.

BEDROOM THREE (REAR) 9'2 X 7'11 (2.79m X 2.41m)

With good range of high gloss contemporary style wardrobes, dressing table with drawers below, central heating radiator.

BEDROOM FOUR (REAR) 12'4 x 9'2 (3.76m x 2.79m)

With central heating radiator.

FAMILY BATHROOM

Full bodied porcelain floor, wash hand basin, low level wc, bath with shower over, double glazed window leading to the rear aspect.

ATTACHED GARAGE 18'2 x 17'10 (5.54m x 5.44m)

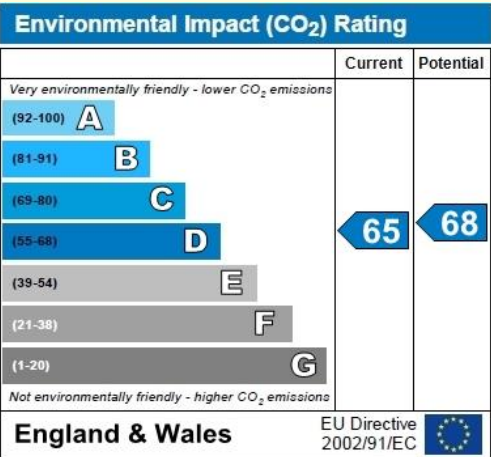
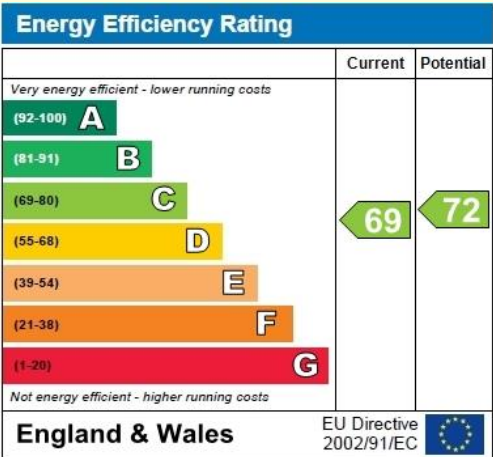
With electric up and over garage door, accessed from the utility room, floor mounted gas central heating boiler.

OUTSIDE

Driveway leads to the front of the property providing parking facilities. Front garden laid out to lawn, secluded rear garden bordered by hedging with lawn, trees and shrubs. Rear flagged patio and further raised granite patio with contemporary style brushed steel lighting.

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



Independent Estate Agents & Auctioneers
8 London Road
Alderley Edge
Cheshire
SK9 7JS
Telephone: 01625 585905 Facsimile: 01625 582241
Email: mail@andrewjnowell.co.uk Website:
www.andrewjnowell.co.uk

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