

20 Heywood Road, Alderley Edge
Guide Price £298,000



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

20 Heywood Road, Alderley Edge

A SEMI-DETACHED PROPERTY WITHIN A SHORT WALK OF THE VILLAGE CENTRE WITH SECLUDED GARDENS.

A well located three bedroom semi detached property offering deceptively spacious accommodation throughout. Within walking distance of Alderley Edge village and its amenities.

Entrance hall, lounge, fitted kitchen/diner with integrated appliances leading to conservatory over looking the rear garden. Upstairs there are three bedrooms and family bathroom. Off road parking for two cars. Garden to the rear with outbuilding for additional garden storage.

Heywood Road occupies a desirable convenient location within easy reach 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 offers well balanced accommodation, UPVC double glazing and a comprehensive gas heating system. Features of note include the front lounge with bay window and contemporary style fireplace with living gas fire. The dining kitchen has modern base and wall units, integrated appliances leading on to a UPVC rear conservatory. To the first floor there are three bedrooms and bathroom with modern fittings.

DIRECTIONS

From our Alderley Edge office proceed out of the village along the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning right into Davey Lane. Continue to the end of Davey Lane following past the parade of small shops and 20 Heywood Road will be found on the left hand side.

In further detail the accommodation comprises
Panelled and glazed front door leading to:-

ENTRANCE HALL

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

LOUNGE 15'3 x 12'3 (4.65m x 3.73m)

With bay window, modern contemporary style natural wood fireplace with granite inset and hearth with living gas fire, central heating radiator.

DINING KITCHEN 18'7 x 10'8 (5.66m x 3.25m)

With traditional style base and wall units, work surfaces, stainless steel single drainer sink unit with mixer tap, brush steel electric double oven, five ring gas hob with brush steel extractor hood above, integrated dishwasher, central heating radiator, plumbing for washing machine, recess under stairs with shelving, double doors to:-

REAR CONSERVATORY 10'6 x 7'9 (3.20m x 2.36m)

With french door to outside, UPVC double glazed.

FIRST FLOOR

Approached from the hallway.

LANDING

With access to loft via retractable ladder.

BEDROOM ONE (Front) 13' x 11'2 (3.96m x 3.40m)

With central heating radiator.

BEDROOM TWO (Rear) 11'2 x 9'6 (3.40m x 2.90m)

With central heating radiator.

BEDROOM THREE (Front) 9'4 x 7'2 (2.84m x 2.18m)

With central heating radiator, built in double wardrobe with hanging fittings and shelves, cupboard below.

BATHROOM

With modern suite with curved panelled bath with mixer tap and shower above with curved glass screen, vanity wash hand basin with cupboards and drawers below, low level wc, chrome central heating towel rail, tiled floor and walls, down lighting.

OUTSIDE

Tarmacadam driveway provides off road parking, attractive front garden laid out to lawn with hedging and shrubs, secluded rear garden bordered by fencing with trees and shrubs and lawned area, brick store.

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 Website:

www.andrewjnowell.co.uk

