

# 41 TRAFFORD ROAD

## ALDERLEY EDGE



Andrew J Nowell  
& Company

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## 41 TRAFFORD ROAD, ALDERLEY EDGE, SK9 7HL

A tastefully refurbished and remodelled period semi detached property located in the heart of the village with the highest quality fittings throughout, secluded gardens and off road parking.

- Entrance Hall
- Cloak Room and W.C.
- Lounge
- Living/Dining Kitchen
- Utility Room
- 3 Bedrooms
- 2 Bathrooms (1 en-suite)
- Secluded secure gardens to the front and rear with stone flagged patio, trees and shrubs.
- The property is approached through electrically operated double gates providing off road parking.



Trafford Road is a highly desirable and sought after quiet location in the heart of the village. Alderley 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.





41 Trafford Road has been carefully and tastefully extended and refurbished by the current owners providing well balanced spacious family accommodation with the highest quality of fittings throughout. On the ground floor the entrance hall has a cloakroom with W.C. off leading to the rear of the property where there is an impressive living dining kitchen with high quality contemporary units and integrated appliances. Bi-folding doors leading to the rear garden. This area has high quality large porcelain tile flooring. There is a charming front lounge with bay window and a utility room off the kitchen.

To the first floor there are three good sized bedrooms and 2 bathrooms (1 en-suite). The sanitary ware is high quality contemporary style Durafit fittings, individual bespoke tiling. There is UPVC double glazing throughout and a comprehensive gas heating system.

Externally the property is approached through double electrically operated gates with a stone flagged driveway providing off road parking. There is a raised front garden laid out to lawn with stone flagging enjoying a delightful south to south westerly aspect. There is a charming secluded garden to the rear with stone flagging and shrubs and fencing.

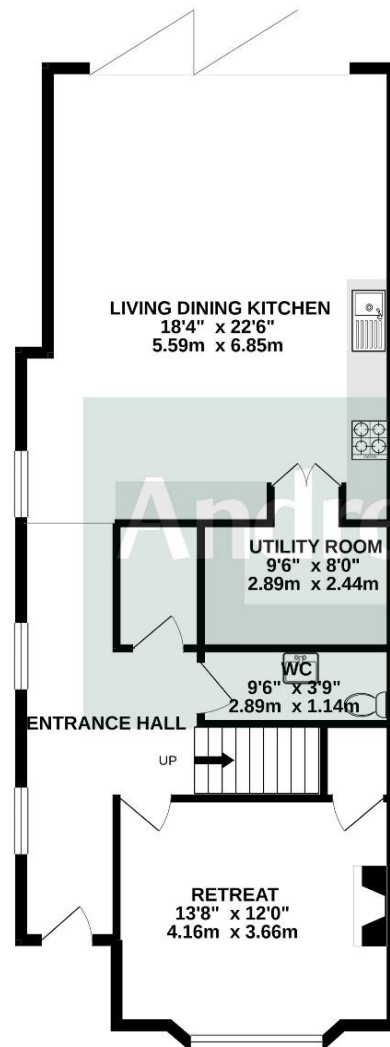
## DIRECTIONS – SK9 7HL

From our Alderley Edge office proceed straight across London Road (A34) into Stevens Street at the end of Stevens Street turning right onto Trafford Road and No.41 will be found a short distance on the left hand side.

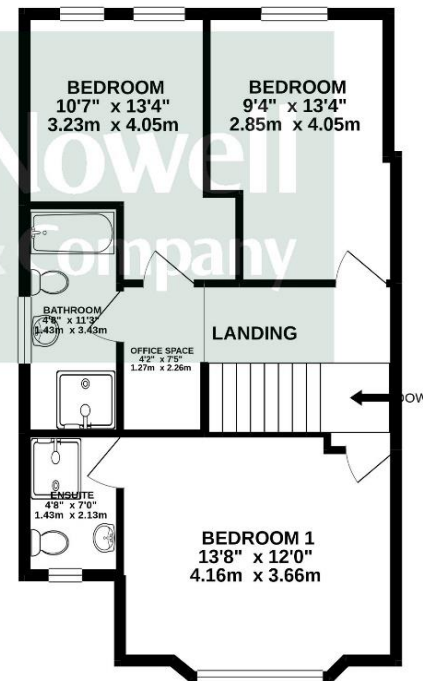




GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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