

# SILVER BIRCHES

## ALDERLEY EDGE



Andrew J Nowell  
& Company

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## Silver Birches, 3 Aldford Place, Alderley Edge, SK9 7RQ

An attractive Georgian style detached family house in this exclusive small development with good size secluded gardens and within easy reach of the village centre.

- Reception hallway
- Cloakroom with wc
- Lounge
- Dining room
- Living kitchen
- Utility room
- 4 bedrooms
- 2 bathroom (1 en-suite)
- Attached double garage



Silver Birches is located in the highly desirable and sought after quiet location within easy reach of the village centre. The village offers a good range of shopping, including 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.

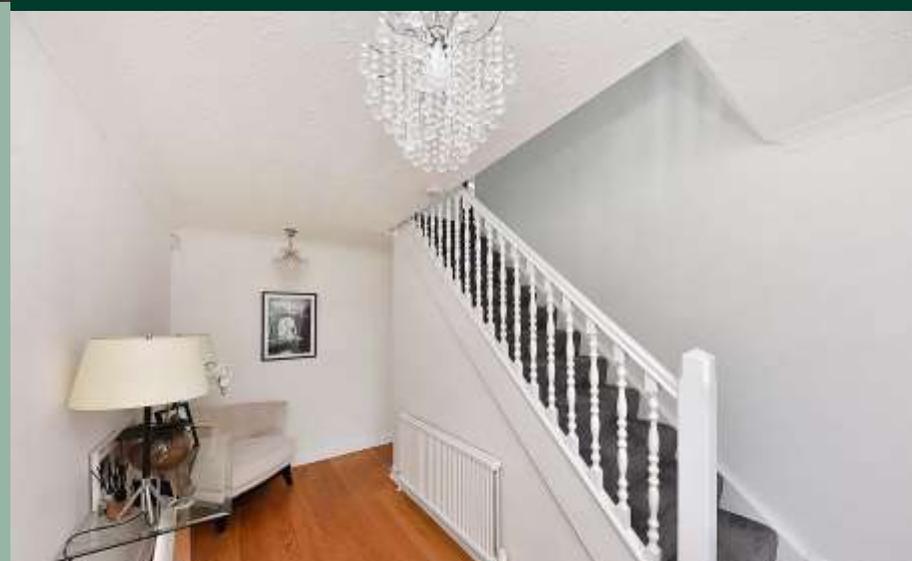




On the first floor there are four good sized bedrooms, two recently refitted bathroom with contemporary style fitting and high quality individual tiling.

The property benefits from double glazing and a comprehensive gas heating system with recent Worcester boiler which could accommodate additional accommodation if required.

Silver Birches has Georgian style elevations and large plot providing scope for further extension and remodelling. On the ground floor there are two formal reception rooms, living dining kitchen with bespoke Italian contemporary high gloss units and integrated appliances. The hallway has a cloakroom wc off and the utility room accesses on to the attached garage.

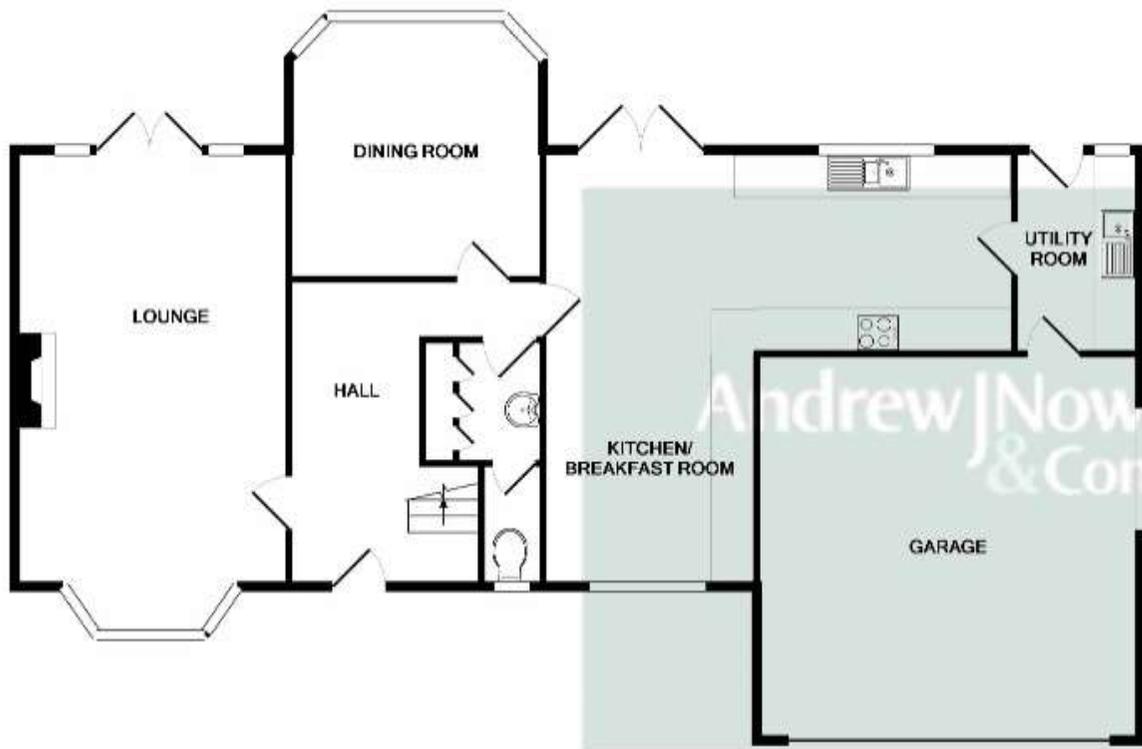


Externally it is approached via a driveway providing good parking facilities and leading to an attached double garage. Large gardens surround the property which are secluded to the rear with lawns, trees, shrubs and hedging, raised bespoke granite and tiled patio. There is able scope to the side for the property to be extended subject to the necessary planning consent.



#### DIRECTIONS – SK9 7RQ

From our Alderley office proceed out of the village along 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. Proceed to the end of Wilton Crescent bearing right into Aldford Place. Bear left and Silver Birches will be found almost immediately on the right hand side.



GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan 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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