

# 2 SOUTH TERRACE

## ALDERLEY EDGE



Andrew J Nowell  
& Company

## 2 SOUTH TERRACE, ALDERLEY EDGE, SK9 7HA

A charming refurbished and extended end period cottage, set in a quiet and tranquil location with a southerly aspect and off road parking for approximately 2 cars.

- Entrance Hall
- Lounge
- Living Kitchen
- Utility Room
- Cloakroom/WC
- Studio/Reception Room
- 3 Bedrooms
- 3 Bathrooms (all en-suite)
- Charming southerly facing gardens to the front with lawns, hedging, trees and shrubs
- Wrought iron gates with stone pillars. Rear walled flagged courtyard with lean-to brick outbuilding/storage.



South Terrace, Alderley Edge is a highly desirable and sought after quiet location within a short walk of the village centre.

Alderley Edge village is within easy reach offering a good range of shopping, including supermarkets, 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.





This charming home has been carefully and sympathetically refurbished and extended by the current owners, offering well balanced spacious accommodation.

Features of particular note on the ground floor include the lounge with dual aspect and traditional style cast iron open fireplace.

The living kitchen has traditional units, arched recess with Rayburn running the hot water and central heating. There is a traditional style double larder cupboard and under stairs pantry.

The side porch has a cloakroom and wc off and leads to a Studio/Art Room.

To the first and second floors there are 3 generous bedrooms all with en-suites. There is a tasteful balance of modern and traditional fittings, with individual tiling.

The property is double glazed and enjoys a southerly aspect to all of the principle rooms. There is a charming southerly facing front garden laid to lawn with trees, shrubs, hedging and wrought iron gate stone pillars.

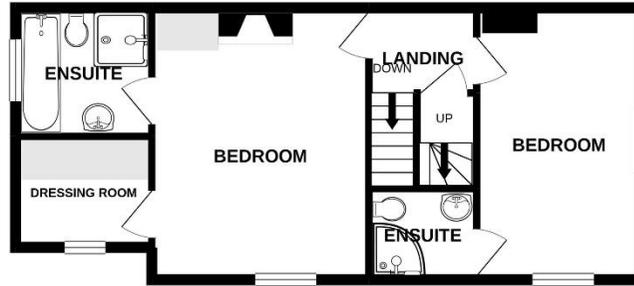
The walled rear garden has a brick lean-to store. The owners are currently carrying out a driveway to the side, which will provide off road parking for approximately 2 cars.

## DIRECTIONS – SK9 7HA

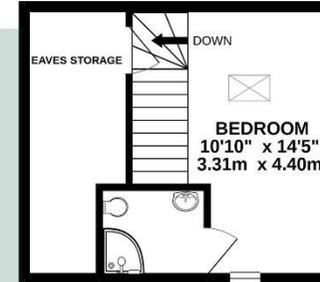
From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction, towards the end of the village turn right into Chorley Hall Lane, immediately before the De Trafford Arms Hotel. Continue along Chorley Hall Lane taking the second turning left into Carlisle Street. Proceed to the end of the street, bearing right into South Terrace. The property can be found immediately on the right hand side.



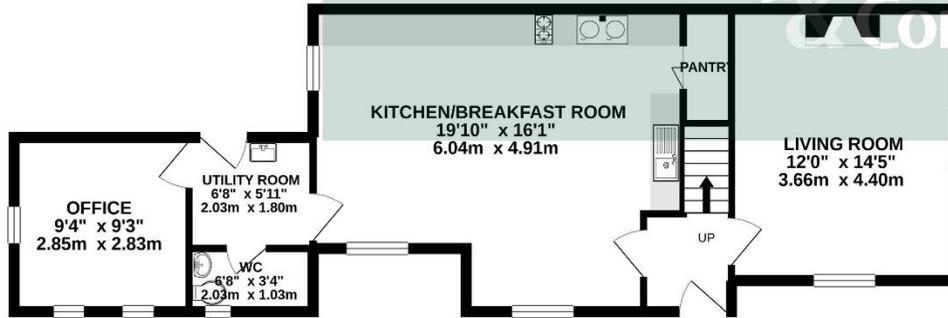
1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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