

**2 Cherry Tree House, Macclesfield Road, Alderley Edge**  
**Guide Price £449,000**



**Andrew J Nowell**  
& Company

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## **2 Cherry Tree House, Macclesfield Road, Alderley Edge**

**A SPACIOUS FIRST FLOOR INDIVIDUAL APARTMENT ENJOYING A SOUTHERLY ASPECT TO THE REAR, SET IN A QUIET, MATURE AND CONVENIENT LOCATION.**

A spacious first floor individual apartment enjoying a southerly aspect to the rear, set in a quiet, mature and convenient location.

Side entrance hall, entrance vestibule, lower hall area, split level main hall area, drawing room, dining kitchen, two bedrooms, bathroom, shower room, cellars with storage room and a separate brick garage.

Cherry Tree House is a substantial Victorian villa which has been carefully and sympathetically converted into five luxurious apartments. The property is set in a charming, mature, secluded quiet location within easy access of Alderley Edge 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.

This is a rare opportunity to obtain one of these five luxurious and highly sought after apartments. Number 2 is located on the first floor, enjoying a delightful southerly aspect across the formal grounds and open fields beyond. The apartment has been carefully and sympathetically developed, offering spacious, well-balanced accommodation with many charming original features retained which include internal panelled doors, leaded stained glass and cornicing. The impressive drawing room (22' x 16') has a French door leading to a decked balcony with wrought iron railings enjoying the southerly aspect. There is a dining kitchen with attractive natural wood traditional units and integrated appliances. There are two good sized

bedrooms, bathroom and shower room. The property benefits from a comprehensive gas heating system.

### **DIRECTIONS**

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 left up the Macclesfield Road (B5087). Proceed up Macclesfield Road for approximately 0.5 miles and the driveway for Cherry Tree House will be found on the right hand side. Continue into the private driveway which leads to Cherry Tree House. The entrance to the apartment is to the right hand side of the residence.

In further detail the accommodation comprises:

### **SIDE ENTRANCE HALL**

With entry phone system, staircase leading to the first floor. Panelled door leading to

### **ENTRANCE VESTIBULE**

With further panelled door leading to

### **LOWER HALL AREA**

With double built-in cloaks cupboard.

### **SPLIT LEVEL MAIN HALL AREA**

With central heating radiator, built-in linen cupboard. Two fitted natural wood corner cupboards.

### **PRINCIPAL DRAWING ROOM 22' x 16'2 (6.71m x 4.93m)**

With attractive stone fireplace with living flame gas fire, two central heating radiators, French door leading to attractive decked balcony

with wrought iron railing.

### **DINING KITCHEN 14'8 x 12'2 (4.47m x 3.71m)**

With attractive traditional-style natural wood base and wall units, deep granite work surfaces, stainless steel one and a half bowl single drainer sink unit with chrome mixer tap, integrated appliances including Neff electric double oven, four ring gas hob with extractor hood above, integrated Bosch dishwasher and integrated AEG washing machine, further AEG integrated fridge with freezer below. Central heating radiator, part-tiled walls, downlighting.

### **BEDROOM ONE 17'4 x 15' (5.28m x 4.57m)**

With full-width range of built in traditional-style wardrobes, dressing table with drawer and cupboard above and fitted mirror, central heating radiator.

### **BATHROOM**

With tiled panelled bath with mixer tap with shower fittings and glass shower screen, pedestal wash hand basin, low level wc with natural wood seat, central heating radiator, part-tiled walls, fitted mirror, downlighting.

### **BEDROOM TWO 14' x 9' (4.27m x 2.74m)**

With good range of traditional-style fitted wardrobes with cupboards above, central heating radiator.

### **SHOWER ROOM**

With fully-tiled shower cubicle with Mira fittings and sliding glass doors, pedestal wash hand basin, low level wc, part-tiled walls, shaver socket, downlighting.

### **CELLARS**

With individual storage rooms for each apartment.

### **STORAGE ROOM FOR APT 2 13'7 deep x 5'7 wide (4.14m deep x 1.70m wide)**

With light and power.

### **OUTSIDE**

The property is approached via a private tarmacadam driveway which leads to the property providing good residents and visitor parking.

### **SEPARATE BRICK GARAGE 17'6 deep x 9' wide (5.33m deep x 2.74m wide)**

With up and over door, light and power.

The communal grounds surround the property and are mainly laid out to the rear with southerly facing garden with sweeping lawns, mature trees and hedging with views across the open fields beyond.

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  
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