

8 WOODLEIGH COURT

ALDERLEY EDGE



Andrew J Nowell
& Company

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8 WOODLEIGH COURT, BROOK LANE, ALDERLEY EDGE, SK9 7QR

A spacious first floor apartment with private entrance with views across the adjoining fields. With a garage and communal gardens and parking.

- Entrance hall
- Two bedrooms
- Cloakroom WC
- Bathroom
- Living room
- Garage
- Dining Hall
- Mature communal gardens and parking
- Kitchen



Woodleigh Court is a popular development within walking distance of the village. Alderley Edge village offers 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.





Internally the first floor apartment enjoys spacious versatile accommodation with its own private entrance on the ground floor.

Features of a particular note include the impressive living room with full height windows and feature fireplace. The apartment has a good sized kitchen with traditional units and integrated appliances, in addition there is a dining hall, cloakroom WC, two double bedrooms both with fitted wardrobes and a bathroom with modern sanitary ware and bespoke tiling.

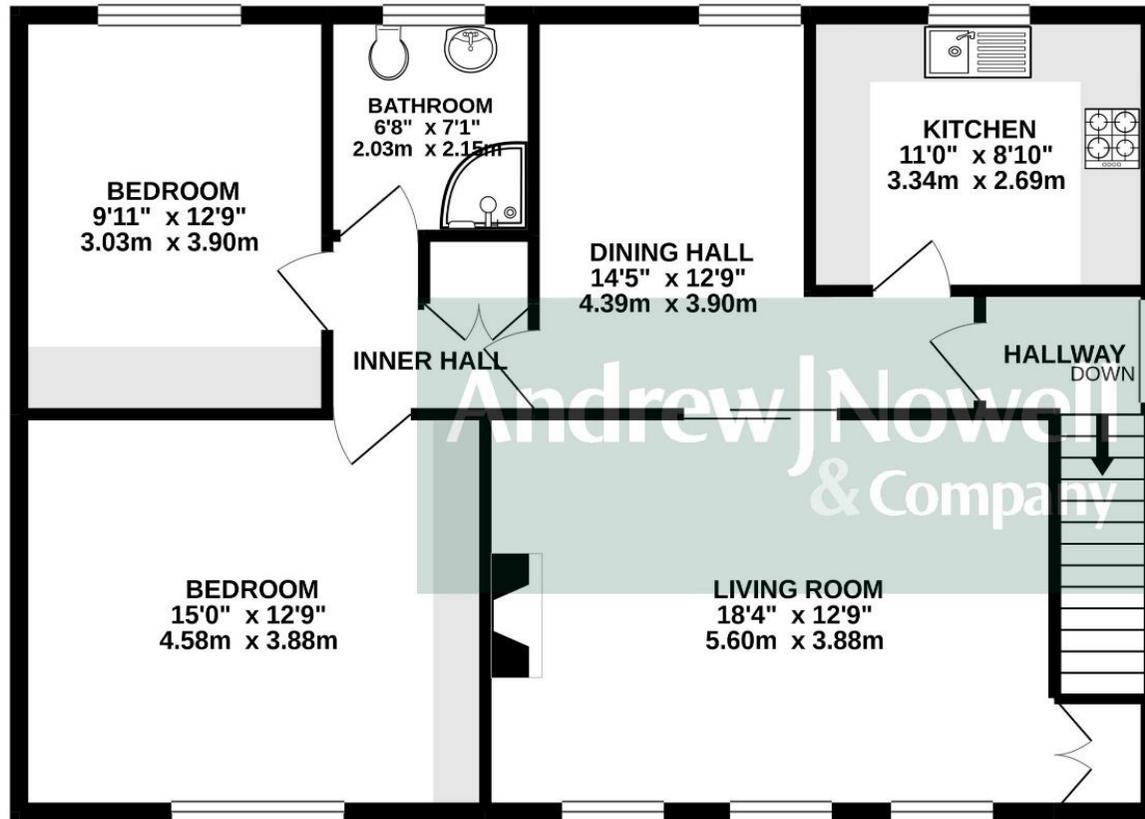
The apartment benefits from open views across the adjoining fields to the rear and enjoys a good degree of sunlight throughout the day. Externally there is a separate garage and well maintained communal gardens with ample parking for residents and visitors.

DIRECTIONS – SK9 7QR

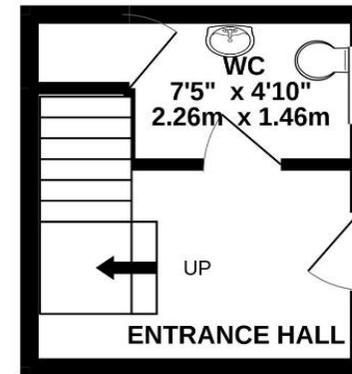
From our Alderley Edge office proceed down the London Road (A34) towards Wilmslow. Cross the railway bridge and take the second turning right just after the High School into Brook Lane. The entrance to Woodleigh Court will be found after a short distance on the right hand side.



FIRST FLOOR
924 sq.ft. (85.9 sq.m.) approx.



GROUND FLOOR
120 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.0 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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