



Jordan fishwick

1 Stanley Terrace, Knutsford Road, SK9
Guide Price £399,950

Stanley Terrace Alderley Edge

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NO ONWARD CHAIN. This charming and immaculately presented Period end terrace property retains a wealth of character throughout. The property boasts high ceilings, large rooms and other period features which are sure to entice the discerning purchaser. The accommodation comprises in brief: Entrance Hallway, Living room with feature fireplace, Dining room, Kitchen, Downstairs WC. To the first floor there are three well proportioned double bedrooms and a family bathroom. To the rear there is a low maintenance paved patio space followed by a lawned garden offering beautiful countryside views. Private driveway as well as valuable off-road parking. A detached brick built garage offers additional storage. Viewings essential to fully appreciate.

Directions

From our Wilmslow office proceed in a southerly direction along Alderley Road (A34) to the Kings Arms roundabout. Take the second turning onto Knutsford Road and proceed the full length of the road and at the mini roundabout turn right onto Knutsford Road, Alderley Edge and Stanley Terrace will be found on the left hand side.

Entrance Hallway

UVPC double glazed composite door providing access the ground floor accommodation. Decorative ceiling cornice. Wall mounted radiator. Telephone point. Original decorative tiled flooring. Staircase with banister rail leading to first floor.

Living Room

12'7 x 11'8

UVPC double glazed window overlooking front aspect. Electric feature fireplace. Two wall lights. Decorative ceiling cornice. Meter cupboard including consumer unit and electric meter.

Dining Room

13'5 x 13'4

UVPC double glazed window overlooking the rear aspect. Two light points. Wall mounted radiator. Feature electric fireplace with traditional wooden surround and mantle including marble inset and marble hearth. Quarry tiled floor.

Kitchen

8'0 x 8'9

Modern fitted kitchen comprising of a range of white wall, base and drawer units. Complementary melamine roll top worksurface incorporated within circular sink and drainer unit. Worcester oil combi boiler system.

Downstairs WC

Traditional two piece white suite comprising low level WC modern push button flush. Wall mounted wash basin. Tiled splash back (plastic tiles). Extractor fan. Storage cupboard.

Bathroom

7'7 x 8'8

Traditional four piece white bathroom suite comprising a low level WC. Bidet. Wash hand basin within vanity storage units. Panelled bath and glazed shower screen. Thermostatic mains shower fittings. UVPC double glazed window to side aspect. Wall mounted radiator. Airing cupboard providing additional storage.

Bedroom One

10'9 x 13'4

Double bedroom. UVPC double glazed window overlooking countryside views.

Bedroom Two

7'5 x 11'8

Double bedroom. UVPC window overlooking front aspect.

Bedroom Three

8'7 x 11'8

Double bedroom. UVPC window overlooking front aspect.

Garden

Private patio space. Lawned garden offering open aspect views to surrounding countryside.

Garage


14'0 x 16'0

Detached garage. Up and over door. Two windows to side.



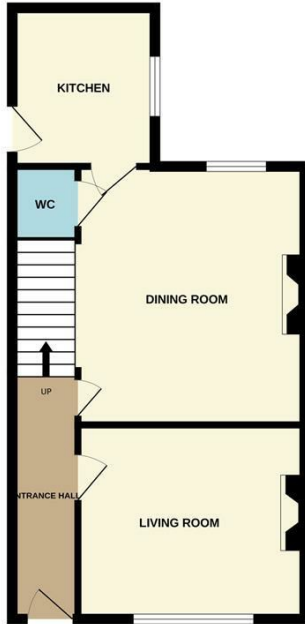
- Period Cottage
- Countryside views
- Three double bedrooms
- No Onward Chain
- Immaculately presented
- Viewing essential
- Storage garage
- Off road parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



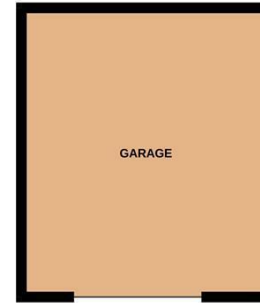
GROUND FLOOR



1ST FLOOR



GARAGE



Measurements are approximate. Not to scale. Illustrative purposes only
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