



jordan fishwick

41 KNUTSFORD ROAD ROW OF TREES ALDERLEY EDGE SK9
Guide Price £715,000

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A beautiful and spacious detached three bedroom property located equidistant between Wilmslow and Alderley Edge. The property boasts amazing views over protected and open countryside to the rear. (The field behind is co-owned with the neighbours). The property has had a loft conversion creating a further and versatile additional space. In brief the property comprises of a large welcoming reception hallway, downstairs WC, study and utility room. There are two large separate reception rooms to the rear of the property which are divided by sliding internal glazed doors. The living room has a feature wood burning stove and spectacular views to the rear garden and the open countryside beyond. There is a modern and stylish fitted kitchen which has a number of integrated appliances. There are two additional and separate storage cupboards. To the first floor there are three double bedrooms and a beautifully presented bathroom with large separate shower enclosure and traditional, stylish roll top clawfoot bath. To the second floor there is a converted loft space with eaves storage and three Velux ceiling skylights providing natural light. To the front of the property there is a driveway which provides off-road parking for a number of vehicles whilst to the rear of the property there is a well maintained lawned garden with mature borders and an open southerly aspect to the rear and countryside views. A superb property that is a must view.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



- Detached Property
- Three Bedrooms
- Located between Wilmslow and Alderley Edge
- Off Road Parking
- Converted Loft Space
- Open Countryside to Rear
- Downstairs WC
- UPVC Double glazed

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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	69 80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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