







6 The Circuit

Alderley Edge, Alderley Edge

An extended four bedroom semi detached home boasting a wonderful open plan living kitchen/diner and a superb rear garden, positioned within a popular section of Alderley Edge, just 10 minutes walk from the village centre.

Tenure: Freehold

Council Tax band: D

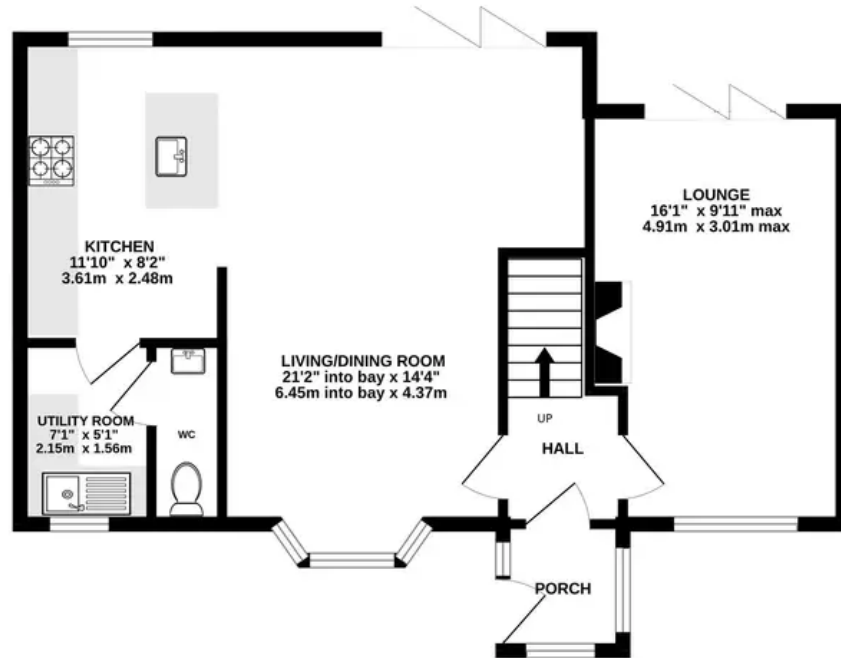
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

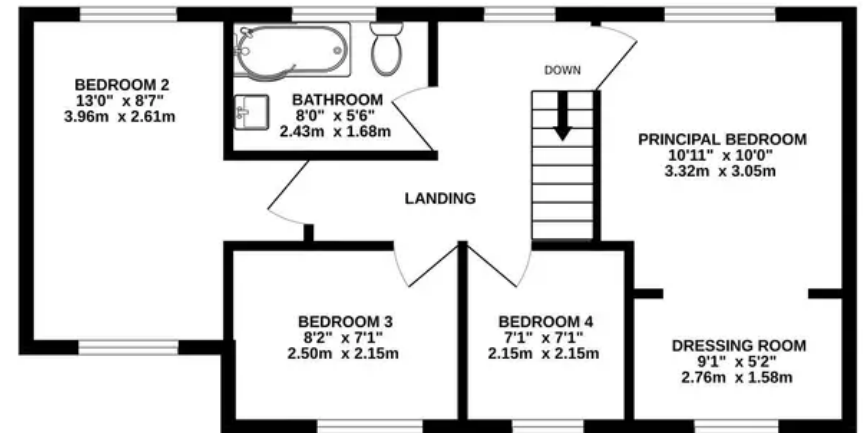
- A substantially extended family home
- Lovely layout and good flow of natural light
- Superb rear garden and large raised deck
- Open plan living kitchen/diner with bi-folding doors
- Utility room and downstairs WC
- Quiet avenue just 10 minutes walk from the village
- Pretty lounge with log burning stove
- Driveway parking for two vehicles



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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