









# 5 Sandlebridge Rise

Great Warford, Alderley Edge

A spacious, extended modern detached house providing an exciting opportunity for further improvement, located in a sought after rural location, enjoying a wonderful open aspect at the rear, adjoining open farmland and a pretty stream, in all about 0.43 acres.

Council Tax band: H

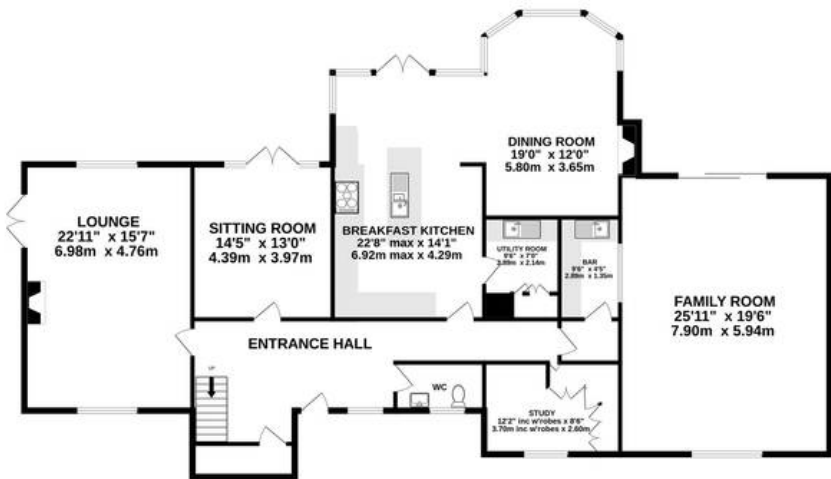
Tenure: Freehold

EPC Energy Efficiency Rating: D

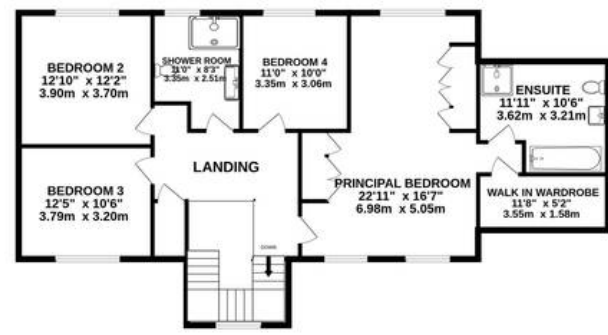
- Extended modern detached house with lovely open views
- Superb semi rural location between Knutsford and Alderley Edge
- Four bedrooms, two bathrooms and four reception rooms



GROUND FLOOR  
2165 sq.ft. (201.1 sq.m.) approx.



1ST FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.



445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 3837 sq.ft. (356.5 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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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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