

29 Trafford Road, Alderley Edge  
Guide Price £395,000



Andrew J Nowell  
& Company

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## 29 Trafford Road, Alderley Edge

**A CHARMING GRADE II LISTED PERIOD DETACHED COTTAGE LOCATED IN THE HEART OF THE VILLAGE.**

A charming Grade II listed period detached cottage located in the heart of the village.

Entrance vestibule, lounge, breakfast kitchen, rear sitting room/bedroom 3, bathroom and 2 bedrooms. Secluded rear garden.

Trafford Road is a highly desirable and sought after location in the heart of Alderley village centre. The village offers a good range of shopping including the Waitrose supermarket, 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.

29 Trafford Road is a Grade II listed period detached cottage set in charming secluded grounds. The property is believed to originally have been a toll cottage. The writer Alan Garner, lived in the property as a small boy and the cottage featured in one of his earlier books. This charming property lends itself to further remodelling and refurbishment subject to the necessary consent. Features of note include stone mullion windows, exposed beams and open fire places.

### **DIRECTIONS**

From our Alderley Edge office proceed across the main London Road (A34) into Stevens Street. At the end of Stevens Street bear right and No. 29 will be found almost immediately on the left hand

side just after Moss Lane.

In further detail the accommodation comprises:

### **PANEL FRONT DOOR**

Leading to:

### **ENTRANCE VESTIBULE**

### **LOUNGE 13'7 x 11'6 (4.14m x 3.51m)**

With attractive brick open fireplace with stone hearth and mantel, two central heating radiators, exposed beams.

### **BREAKFAST KITCHEN 13'7 x 9'4 (4.14m x 2.84m)**

With stone flag flooring, natural wood base and wall units, tiled work surfaces, stainless steel single drainer sink unit, plumbing for washing machine and dishwasher, central heating radiator, Vaillant wall mounted gas central heating boiler, exposed beams, staircase to the first floor.

### **REAR SITTING ROOM/BEDROOM THREE 15' x 8'6 (4.57m x 2.59m)**

With central heating radiator, double french doors to outside, attractive stone mullion window through to the lounge with leaded glass, full width range of built in cupboards with natural wood doors.

### **BATHROOM**

With panel bath with tiled surround and chrome shower above, chrome central heating towel rail, low level wc, tiled floor and wall,

shaver socket.

## **FIRST FLOOR**

### **LANDING**

With exposed beams.

### **BEDROOM ONE 13'9 x 11'4 (4.19m x 3.45m)**

With central heating radiator, stone fireplace with stone hearth, vaulted ceiling with exposed beams.

### **BEDROOM TWO 13'6 x 6'5 (4.11m x 1.96m)**

With central heating radiator, vaulted ceiling with exposed beams.

### **OUTSIDE**

Deep hedging to the front, attractive secluded rear garden fenced with raised lawned area, york stone flagged patio area.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

**VACANT POSSESSION UPON COMPLETION**

**Andrew J Nowell  
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