

5 GREENLANDS WALK

ALDERLEY EDGE



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

5 GREENLANDS WALK, ALDERLEY EDGE, SK9 7YS

An extremely attractive recently constructed semi-detached family house offering superb, well balanced and spacious accommodation with very high quality of fittings within a short walk of Alderley Edge village centre.

- Entrance hall
- Cloakroom with wc
- Living room
- Living/dining family kitchen
- Utility room
- 4 bedrooms
- 3 bathrooms (2 en-suite)
- Study
- Attached garage
- Secluded southerly facing superbly landscaped rear garden
- Gas fired underfloor heating (GF)
- Ducted, filtered fresh air throughout

This is a rare opportunity to obtain one of the six semi-detached properties constructed by Messrs PH Property Holdings. This exclusive development consists of the six semi-detached and one detached property located within a short walk of the 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.





Greenlands Walk is a unique development of properties offering well-balanced spacious family accommodation. On the ground floor there is an impressive living/dining kitchen with bi-folding doors leading to the southerly facing rear garden. There are high quality kitchen units with deep granite work surfaces and integrated appliances with a utility room off. The principle living room has a feature fireplace and the hallway has a cloakroom with wc off.

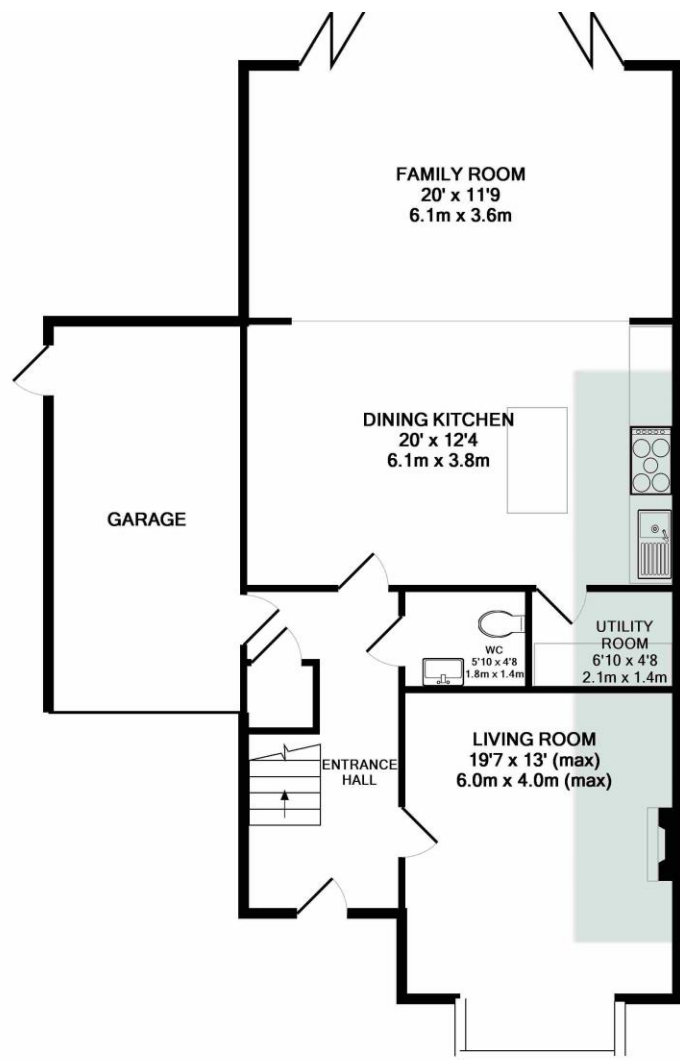
To the first and second floors there are four generous bedrooms and three bathrooms (2 en-suite). The sanitary ware is high quality Duravit fittings with bespoke tiling. There is comprehensive gas heating system and double glazing throughout.

Externally the development is approached via a tarmac driveway which leads to the properties driveway with an attached garage. The good sized gardens mainly extend and are southerly facing to the rear with lawns, trees, shrubs and rear flagged patio area.

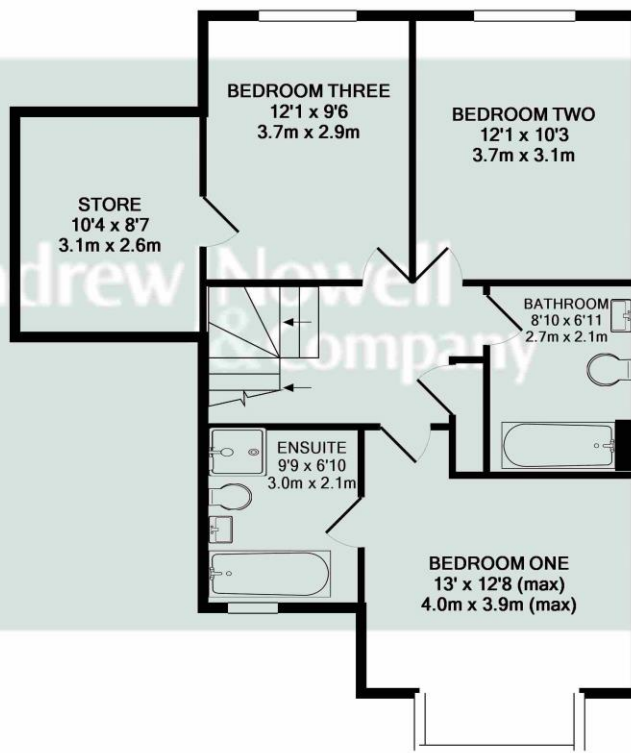
DIRECTIONS – SK9 7YS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Immediately before the De Trafford Arms Hotel turn right into Chorley Hall Lane. Continue along Chorley Hall Lane and Greenlands Walk will be found on the left hand side immediately before Blackshaw Lane. Proceed into Greenlands Walk and No.5 will be found on the right hand side.

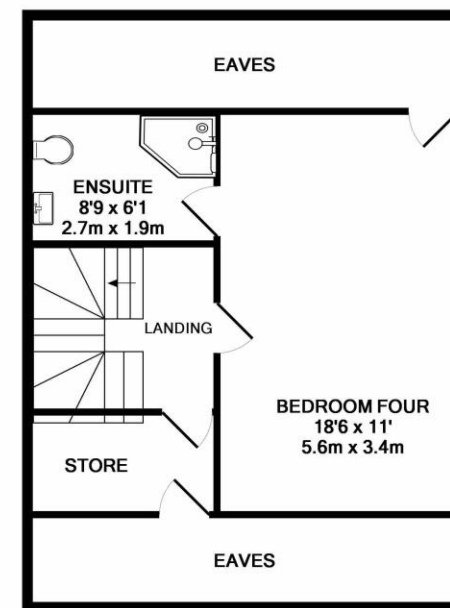




GROUND FLOOR



1ST FLOOR



2ND FLOOR

NB Please note the owner of the property is related to an employee of Andrew J Nowell and Company Limited.

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8 London Road, Alderley Edge, Cheshire
SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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& Company**