



THE MOBILE AGENTS



33 St Hilarys Park, Alderley Edge

£1,750

www.themobileagents.co.uk 01625 576 050





33 St Hilarys Park Alderley Edge SK9 7DA



A delightful mews cottage in a select development withing walking distance of the Village of Alderley Edge.

St Hilarys park is highly desirable and exclusive development. The property is situated in the lovely Village of Alderley Edge which offers a good range of shops, restaurants and bars. The area is renowned for its excellent schooling and famous historical walks on the beauty spot The Edge.

EPC Rating D

Reception Hallway with polished wooden flooring .

Fully fitted kitchen with integrated appliances.

Lounge/dining room with french doors.

Cloakroom with w.c.

Three bedrooms master with ensuite.

Enclosed rear garden.

The development is approached through electric gates there is a sweeping driveway to the property where there are two parking spaces.

Viewing is essential to appreciate.



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SUMMARY OF FEATURES

- 2 parking spaces
- Central Alderley Edge
- Gated community
- Furnished
- 3 Bedrooms (2 double)
- 2 Bathrooms
- Rear garden
- Walking distance of restaurants

GENERAL INFORMATION

Money Laundering Regulations:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services

No tests have been made of the mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot confirm that they are in working order and any prospective buyer is advised to obtain verification from their solicitor or surveyor before finalizing the purchase.

General

If you have a specific enquiry regarding the property please feel free to contact the office to double check any details especially if you are planning to travel any distance to visit. The property details are made in good faith they do not however constitute representations as fact or form any part of any offer or contract. All facts must be independently verified, no employees of The Mobile Agents has any authority to make or give reference to make or give any representation or warranty in relation to the property.



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Measurements

Although every care has been taken for the accuracy of these property details you must verify the dimensions carefully before ordering any carpets or furniture

IMPORTANT we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings, tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Directions

Financial

Our financial advisors are highly experienced in the financial markets and will be able to give you the best advice for you personally, this may help you to save money and speed up the transaction. If you need any financial advice or would like to obtain a mortgage we will be happy to assist you we have a wide range of financial services that we can offer you.

We may also need to financially qualify our purchase to prove you are able to proceed with the purchase of the property for the vendor.

Your home may be at risk if you do not keep up payments on a mortgage.

Further Property Services

The Mobile Agents have the industry experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy a home.



THE MOBILE AGENTS

We also offer Lettings, Property Management, Concierge Services, Interior Design and Property Finder Services, should you need to discuss any of these in more detail, feel free to contact the Mobile Agents office.

Residential Sales & Lettings

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