

# WOODSIDE

## ALDERLEY EDGE



Andrew J Nowell  
& Company

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## WOODSIDE, 1 MOTTRAM ROAD, ALDERLEY EDGE, SK9 7HJ

A charming period semi-detached home located in the heart of the village. Immaculately presented throughout and finished to an extremely high standard, with off road parking and secluded south facing gardens.

- Entrance Hall
- Cloak Room and W.C.
- Living Room
- Dining Kitchen
- Sitting Room
- Utility Room
- 3 Bedrooms
- 3 Bathrooms (all en-suite)
- Off road parking
- Private gardens with patio and mature plants and shrubs
- Freehold
- Council Tax Band E



Mottram Road is a highly desirable and sought-after location in the heart of the village. Alderley 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.







Woodside is an attractive period semi-detached home which has been tastefully and sympathetically extended and remodelled by the current owner. It offers spacious and well-balanced accommodation throughout which is finished to an extremely high standard.

The ground floor has solid oak Ted Todd flooring throughout and features of particular note include the living room with bay window and open fireplace and the dining kitchen with shaker style units, quartz worksurfaces and integrated appliances. There is a spacious entrance hall, sitting room, utility room, cloakroom with WC and the rear hallway with original tile flooring. There is a ground floor double bedroom suite with en-suite shower room which could also be used as an office or studio.

To the first floor there are two further double bedrooms both with fitted wardrobes and en-suite bathrooms. The bathrooms have contemporary fittings and bespoke tiling.

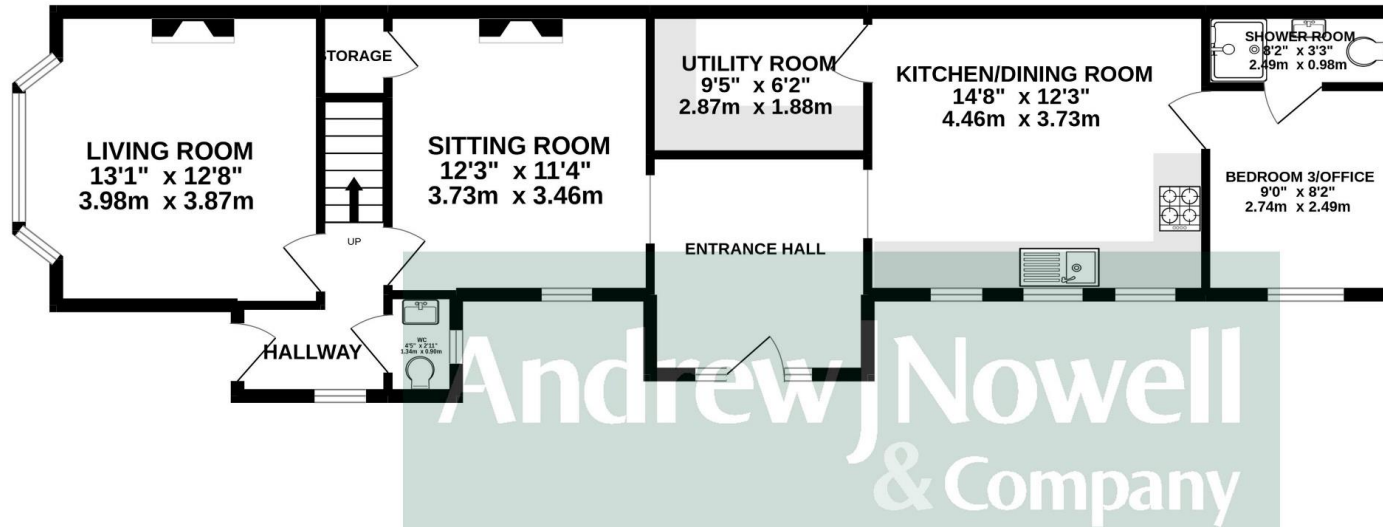
Externally the property is approached via a stone flagged driveway providing good parking facilities and there is a private garden with a southerly aspect with stone flagged patio and mature plants and shrubs.

## DIRECTIONS – SK9 7HJ

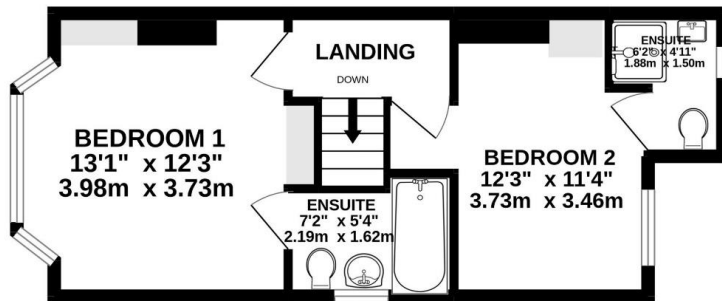
From our Alderley Edge office proceed along the main London Road in a southerly direction. At the end of the village turn left onto Mottram Road. Woodside will be found on the left-hand side just after the turning for Trafford Road.



GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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