



14 TRAFFORD ROAD
ALDERLEY EDGE

Andrew J Nowell
& Company

14 TRAFFORD ROAD, ALDERLEY EDGE, SK9 7NT

A charming Victorian semi-detached home with an abundance of charm and period features throughout. Located in the heart of the village with a south facing garden and off road parking.

- Enclosed Porch
- Hall
- Kitchen / Dining Room
- Living Room
- 4 Bedrooms
- 2 Bathrooms
- Rear south facing garden
- Driveway with parking for two vehicles

14 Trafford Road is located in 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.





14 Trafford Road has been carefully and sympathetically remodelled by the current owner and offers spacious and versatile accommodation throughout.

A feature of particular note on the ground floor is the impressive kitchen/dining room with traditional shaker style units large island with quartz worksurfaces and integrated appliances and solid oak flooring. In addition on the ground floor is the large enclosed porch, entrance hall and Living Room with bay window with original stained glass.

To the first and second floor there are four well proportioned bedrooms and two bathrooms. The bathrooms have a mix of traditional and contemporary fittings and bespoke tiling. The principal bedroom has a full run of built-in wardrobes.

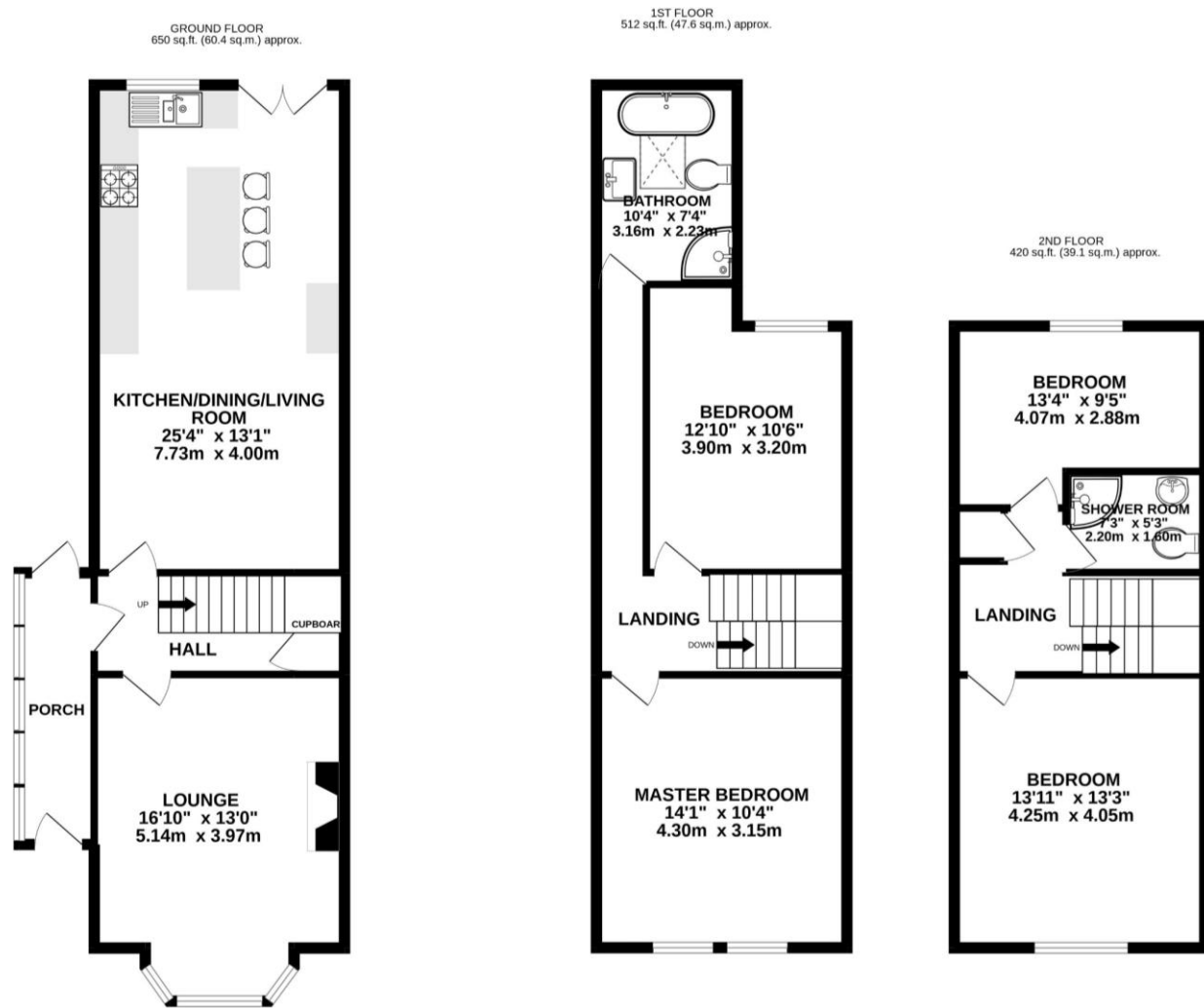
Externally the property is approached by a brick-set driveway providing good parking for two vehicles. To the rear there is a south facing rear garden. The garden has a large stone flagged patio, raised flower bed and mature borders.

To fully appreciate the charm and appeal a personal inspection is highly recommended.

DIRECTIONS – SK9 7NT

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Immediately before the railway bridge turn right into Heyes Lane, turn immediately left into Trafford Road and No.14 will be found on the right hand side.





TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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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