









24 Osprey Close

Alderley Park

Beautiful 3-bed semi-detached townhouse at Alderley Park. High-quality finishes, versatile layout over 3 floors. Premium kitchen, ensuite bathrooms, landscaped garden, parking for two cars with EV charging point. Lifestyle benefits include woodland walks, pub, gym, and padel clubs nearby. Close to Alderley Edge village, motorway network, and Manchester Airport.

Council Tax band: G

Tenure: Freehold

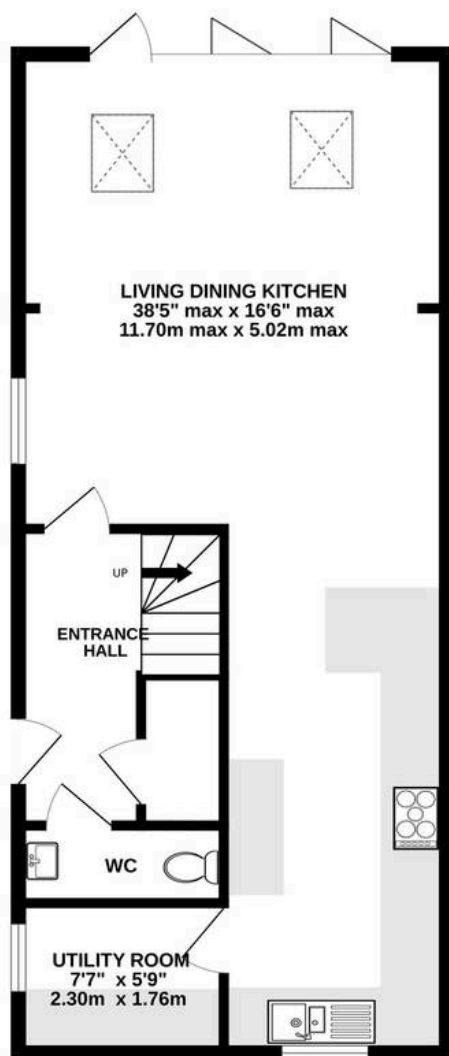
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

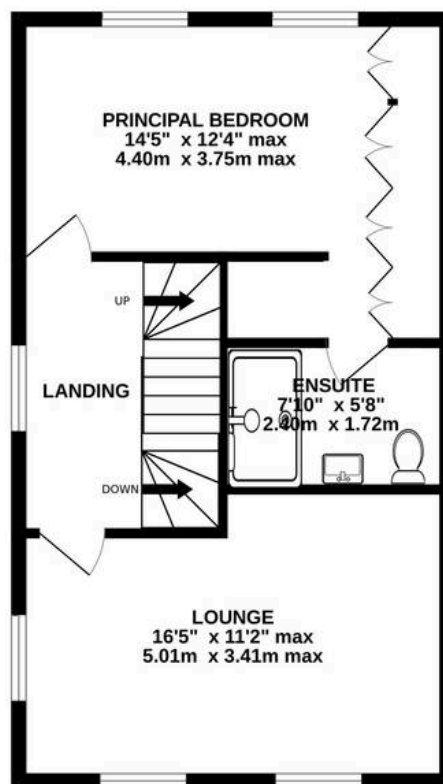
- Beautifully appointed new build with various additions and improvements
- Most desirable style of three bedroom townhouse built with a superb layout
- Driveway parking for two cars with EV charging point
- Landscaped rear garden with pretty woodland backdrop
- Three double bedrooms all ensuite, plus a downstairs WC and a utility room
- High specification throughout with Neff kitchen appliances and Villeroy & Boch bathroom furniture



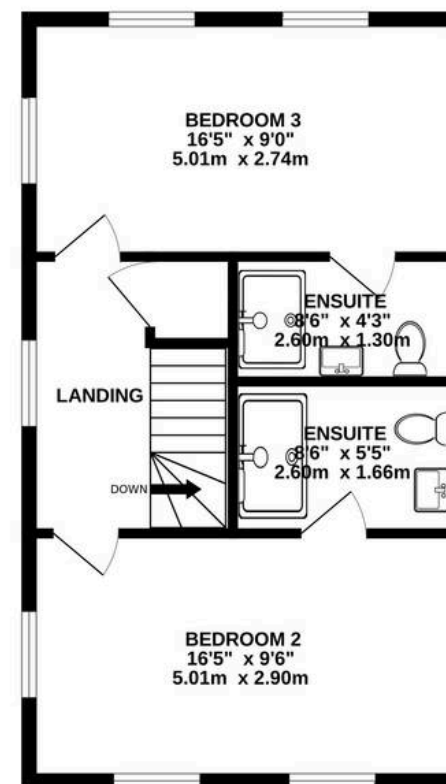
GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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