

72 Heyes Lane

Alderley Edge, SK9 7LE



*mosley jarman*



## 72 Heyes Lane, Alderley Edge, SK9 7LE

**£725,000**

This characterful 1930's bay fronted, semi detached property is located within a short walking distance of Alderley Edge Village. The accommodation in brief comprises of a storm porch, this leads through to a generous hallway off which all rooms lead. The sitting room features a bay window & stripped floor boards, the second reception room/dining room incorporates a Wenlock log burning stove & beautiful glazed doors leading onto the rear garden. The kitchen is fitted with traditional cabinets & incorporates a Esse Aga multi fuel burner & ample space for a dining table. The ground floor also benefits from a useful downstairs WC.

Stairs ascend & turn to the first floor, here you are presented with four bedroom (three doubles & one single bedroom). The bedrooms share access to a family bathroom which is fitted with a white three piece bathroom suite. The property also benefits from a cellar (currently utilised as a laundry area). The property is heated via a combination boiler which provides central heating & hot water. The property offers tremendous scope & potential to extend/ develop further, to create a rear or side extension or to utilise the large attic space & encompass picturesque view towards The Edge.



- Period four bedroom property
- Excellent village location
- Generous proportions rooms
- Potential to extend/ develop further
- Large kitchen/ diner
- Freehold tenure
- Off road parking



### Location

The property is located on a prominent position on Heyes Lane & is a short walking distance into Alderley Edge village with its comprehensive range of amenities, shops, restaurants & bars. It has excellent transport links & has easy access to Manchester Airport & boasts great commuter rail links to Manchester & London.

### Gardens & Grounds

Externally there is a generous rear garden this is enclosed, mainly laid to lawn & features many mature shrubs/ trees & has views over open fields. To the side of the property there is a south facing patio area. The block paved driveway to the front of the property provides off road parking for numerous vehicles.

### Important Information

Council Tax Band: F

EPC Grade: D

Heating: Gas Central Heating

Mains: Gas, Electric, Water

Flood Risk\*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband\*\*: Superfast & Ultrafast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage\*\*: Mobile coverage with O2 IS likely & limited with Vodaphone & EE.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: None

Accessibility: To be confirmed.

Tenure: Freehold.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: SK9 7LE

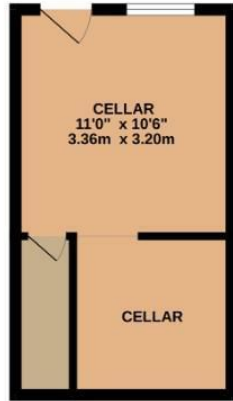
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Council Tax Band: FF

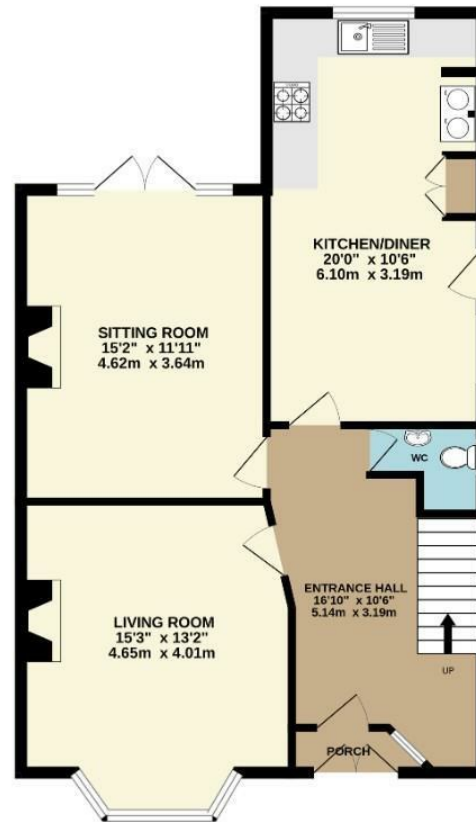
EPC Rating: D

Tenure: Freehold

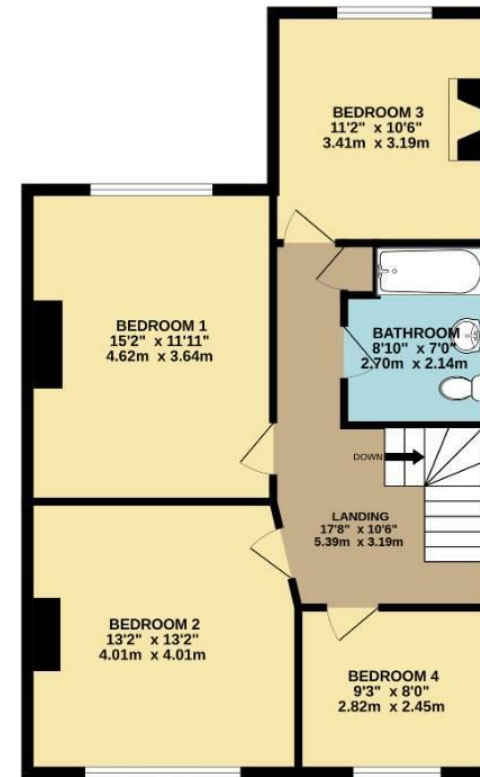
CELLAR  
197 sq.ft. (18.3 sq.m.) approx.



GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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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