

95 Moss Lane
Alderley Edge



Guide Price - £500,000

Andrew J Nowell
& Company



95 Moss Lane, Alderley Edge, SK9 7HP

A well-presented extended 1930's semi-detached property situated in a sought-after convenient location.

- Three bedrooms
- Open plan living
- Off road parking
- Village location

An opportunity to acquire this charming and well-presented extended 1930's semi-detached home located in the heart of Alderley Edge Village. Offering spacious and versatile family accommodation throughout.

The accommodation briefly includes open porch, entrance hall, sitting room with bay window and a contemporary granite fireplace with a log burning stove opening through to the family room and bright dining room with skylight windows and French doors opening to the garden. The Dining room leads round to the kitchen which is fitted with a range of wall and base units and ample space for appliances. There is solid wood flooring throughout the ground floor.

Upstairs there are three bedrooms, the principal bedroom has a bay window and feature fireplace and enjoys views up onto The Edge. There are two further bedrooms one with large fully fitted wardrobes. The family bathroom which the current owners have recently updated includes a modern white suite with dual sinks and a rolltop bath with a shower over.



To the front the property features a York Stone driveway which provides off-road parking for two cars. There is a covered area to the side of the house providing shelter which is ideal for storing logs. Gate leading to rear garden with patio and lawn.

Moss Lane is a highly desirable and sought after quiet location within easy walking distance of the village centre. Alderley Edge village offers a good range of shopping with fine restaurants. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Important Information

Council Tax – D

EPC Rating – D

Tenure – Leasehold – 907 yrs remaining
Ground Rent - £4.20 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

What 3 Words – [///period.float.plants](#)

Flood Risk*: Very Low Risk of Flooding

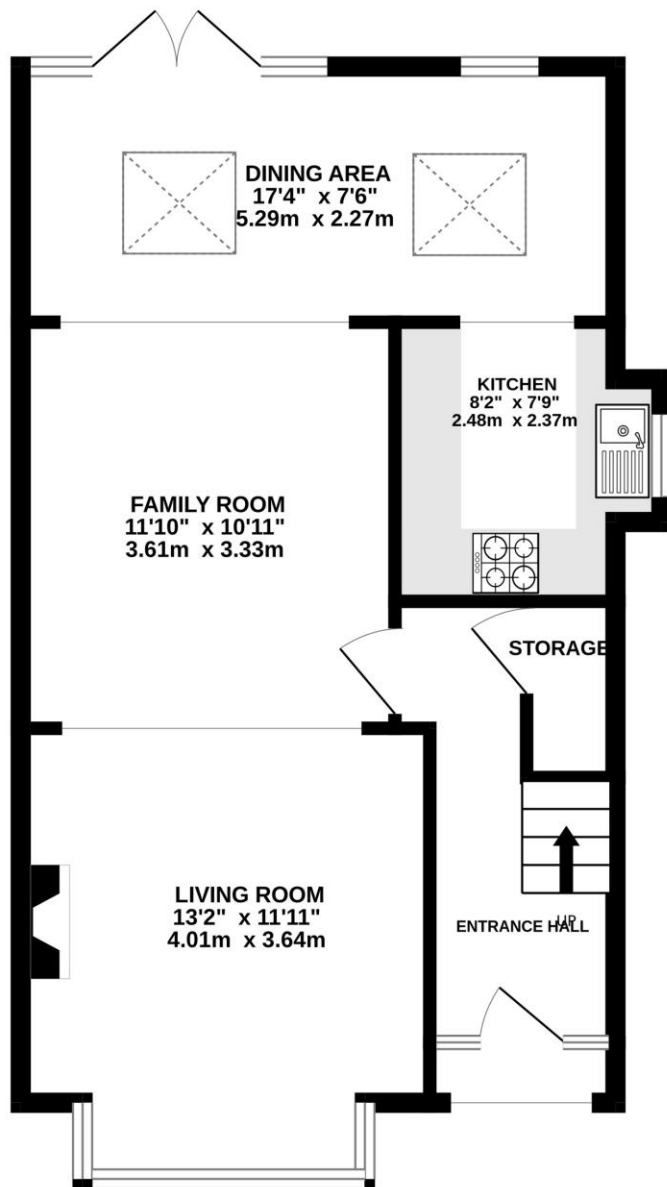
Broadband**: Ultrafast broadband available at the property

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

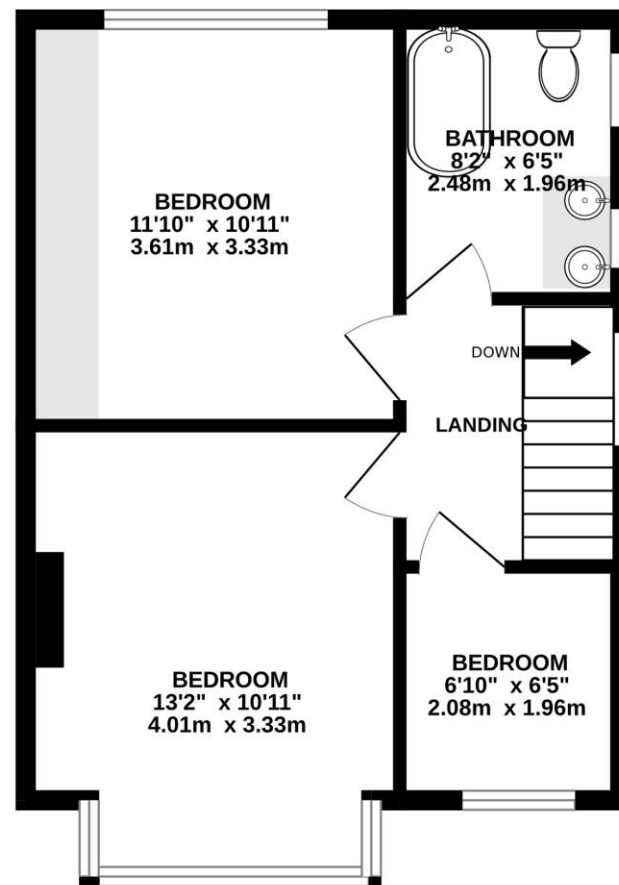
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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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