

67 Brook Lane

Alderley Edge, Cheshire, SK9 7RU



mosley jarman



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Offers Over £450,000

This beautifully presented, remodelled, and extended two-bedroom Victorian end-terrace home is ideally located within easy reach of both Alderley Edge and Wilmslow. Recently updated by its current owners to an exceptionally high standard, to include a recently installed bespoke fitted kitchen and bathroom both which have been fitted within the last 12 months. The property retains a wealth of period features and charm while benefiting from UPVC double glazing, engineered wood flooring, gas-fired central heating powered by a newly installed combination boiler, and a southwest-facing courtyard garden.

The accommodation comprises a dining room with a cast iron radiator and working fireplace, leading to a stunning open-plan living kitchen at the rear of the house. The kitchen features contemporary matching wall and base units, granite work surfaces, integrated appliances, a utility cupboard, a pantry, and a breakfast bar. The adjoining living area includes a working fireplace and built-in storage, creating a stylish yet comfortable space.

On the first floor, there is a landing, a master bedroom with fitted wardrobes and a beautiful southwest-facing roof terrace, a second bedroom with bespoke fitted wardrobes and storage which have been installed with the last 12 months, and a stylishly refitted bathroom. The second floor offers a loft room with additional storage and a Velux window.

- Remodelled and extended two-bedroom Victorian end-terrace home
- Retains a wealth of period features and charm
- Loft room
- Southwest facing courtyard style garden and roof terrace
- Freehold
- Beautifully presented throughout
- Stunning refitted living kitchen
- Stylish refitted bathroom
- Ideally located within easy reach of both Alderley Edge and Wilmslow



The Grounds & Gardens

At the front of the house, there is on-street parking, while to the rear lies a private southwest-facing stone-flagged courtyard garden complete with a storage area.

The Location

Brook Lane is a charming location almost equal distance between the centres of Alderley Edge and Wilmslow. Both centres offer a good range of shopping including supermarkets, 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.

Important Information

Council Tax Band: D

EPC grade: E

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

flooding.

Broadband**: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*

Mobile Coverage**: Mobile coverage at the property available with all main providers*. Some limited indoor & outdoor coverage.

Rights of Way & Restrictive Covenants: TBC

Water Meter- TBC

Tenure: Freehold- The land is subject to a perpetual yearly rent charge of £2.10.

* 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 7RU**

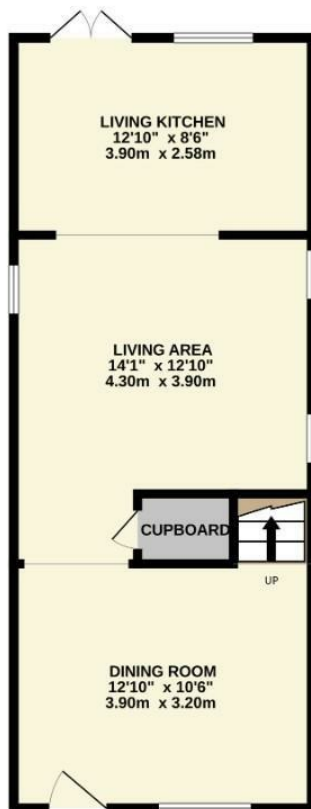
What 3 Words: **hunter.bullion.burst**

Council Tax Band: **D**

EPC Rating: **E**

Tenure: **Freehold**

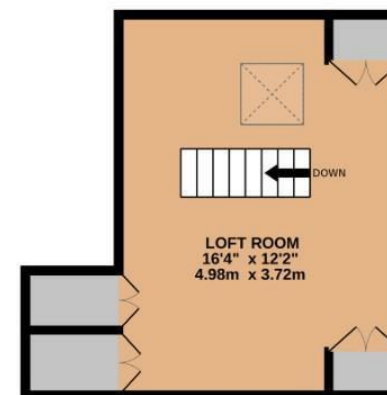
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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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