









31 Brook Lane

Alderley Edge

A charming 2-bed period cottage in sought-after Alderley Edge village, open-plan living area, large terrace, spacious garden with stream. Modern bathroom, driveway parking, recent improvements. Close to amenities and transport links.

Council Tax band: D

Tenure: Freehold

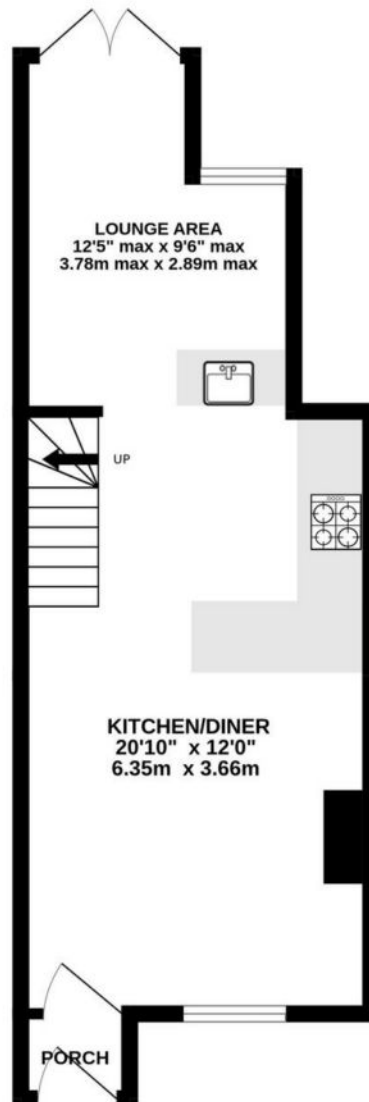
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

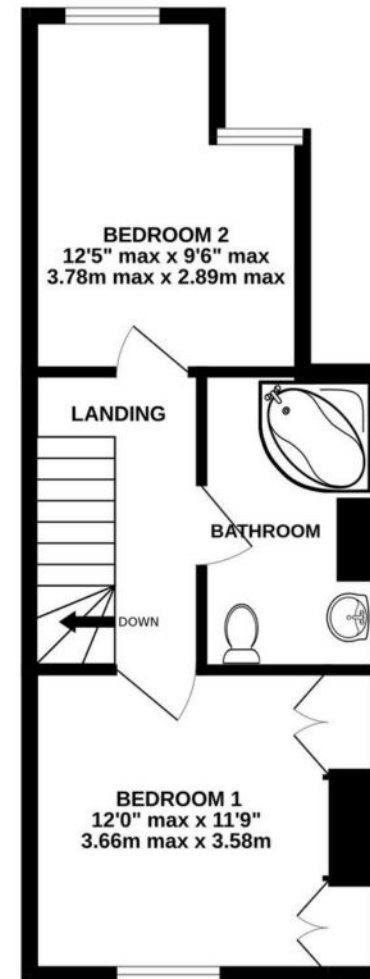
- Pretty period cottage with a superb large garden and open view
- Sought-after Alderley Edge position, a short walk from the village and south Wilmslow
- Driveway parking for one vehicle
- Stylish presentation with lovely open plan living to the ground floor and doors onto the large rear terrace
- Two good double bedrooms and a fitted bathroom
- A truly brilliant home within a lovely and convenient residential setting



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 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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