

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**99 BROOK LANE, ALDERLEY EDGE, SK9 7RU**

Guide price

**£500,000**

**ACOBAS**

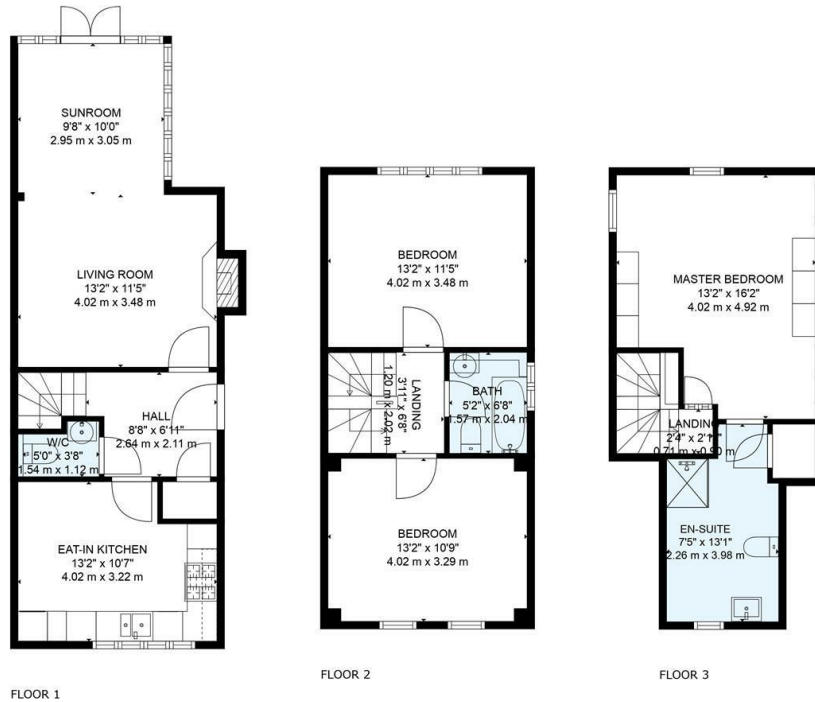


# 3 Bedroom House - Semi-Detached located in Alderley Edge

An immaculately presented three bedroom property, close to the town centres of Wilmslow and Alderley Edge. As well as having an incredible proximity to highly rated local schools and amenities.

The ground floor consists of a cloakroom/WC breaking off from the entrance hall, which leads into a modern kitchen diner featuring an array of built in appliances and dining table. This connects to the centre of the property - a perfectly decorated reception room, adjacent to French doors leading out into the rear garden of the property.

The first floor boasts two fantastic double bedrooms. Both being flooded with an abundance of natural light from the double glazed windows as well as having access to a splendid three piece family bathroom. Whilst the second floor hosts an additional 'Principal' bedroom, with built in wardrobe region and incredible en suite bathroom, containing a walk in shower.



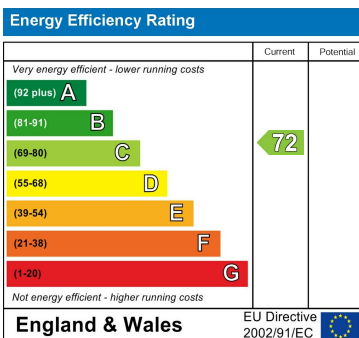
TOTAL: 1209 sq. ft, 112 m<sup>2</sup>  
 FLOOR 1: 489 sq. ft, 45 m<sup>2</sup>, FLOOR 2: 390 sq. ft, 36 m<sup>2</sup>, FLOOR 3: 330 sq. ft, 31 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 6 sq. ft, 1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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