



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

43, Brook Lane, Alderley Edge, SK9 7RU

A stunning beautifully updated and modernised end terrace cottage with larger than average gardens with wooded aspect and open views to the golf course to the front along with off road parking for a motor vehicle.

Guide Price £449,000

Constructed of brick, this picturesque end terrace cottage offers the discerning purchaser a wonderful home enjoying fully modernised larger than average accommodation ready for immediate occupation. The accommodation briefly comprises on the ground floor an enclosed porch, fabulous open plan lounge, dining room and fully fitted kitchen enjoying high gloss units with granite worktops and built-in appliances. To the first floor the landing allows access to two double bedrooms and a well appointed bathroom/WC. A gas fired central heating system has been installed and the boiler has been recently replaced.

An internal inspection is highly recommended to appreciate the size, space and quality of this beautiful property.

The property enjoys a large rear garden including a small wooded area and is laid mainly down to lawn with well stocked borders, shrubs and flagged patio area. The block paved driveway to the front allows ample hardstanding for motor vehicles and an electric car charger.

Alderley Edge village centre offers a wide range of high quality shops, suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities and good local schools, which cater for children of all ages. Ideal for the commuter, the area is particularly well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service, with Inter-City links at nearby Wilmslow. Access points to the national motorway network and Manchester International Airport are all within 20 minutes drive of the property.

Directions: From the centre of Alderley Edge proceed in the direction of Wilmslow passing Alderley Edge School for girls taking the next turning left into Brook lane. The property can be found on the left hand side opposite Alderley Edge golf club.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

LOUNGE 12'2" x 11'6"

With radiator, laminate flooring, opening through to:

DINING ROOM 9'3" x 8'7" (extending to 11'6")

With under stairs storage, stairs to first floor, laminate flooring, opening through to:

KITCHEN 12'10" x 10'6"

Enjoying a range of high gloss units including base cupboards and drawers, wall cupboards and granite worktops, matching central island, fridge and freezer, microwave, oven/grill, ceramic hob, dishwasher, washing machine, instant hot water tap, contemporary radiator, bi-folding doors to the rear garden.

FIRST FLOOR

LANDING

Access to roofspace via slingsby ladder and fully boarded, linen cupboard with new gas fired central heating boiler.

BEDROOM 1 12'1" x 10'9"

With radiator, views over the woodland.

BEDROOM 2 12' x 9'6" (plus wardrobe recess)

With radiator, range of fitted wardrobes, views over the golf course.

BATHROOM/WC

With panelled bath, separate shower, vanity wash hand basin with drawers below, low level WC, tiled walls, tiled floor, radiator/towel rail.

OUTSIDE

Gardens and parking as previously mentioned.

Tenure:

Leasehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



Whilst every effort 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 errors or omissions. The floorplan is for general guidance only and should not be relied upon for precise measurements. The floorplan is not to scale. The floorplan is not drawn to scale. More will be affected by the ground.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**MISDESCRIPTIONS ACT 1967**

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