

Oakleigh
Alderley Edge



Andrew J Nowell
& Company



Oakleigh, Moss Lane, Alderley Edge, SK9 7HW

A substantial detached house, situated in a desirable location a short walk from Alderley Edge village centre.

- Good Size Plot
- No Onward Chain
- Four Bedrooms
- Great Potential

Oakleigh is a substantial detached family home set within a generous plot with mature gardens enjoying a westerly aspect.

The property has well-balanced accommodation throughout and is now in need of modernisation offering the potential to be improved and remodelled (subject to the necessary consent).

To the ground floor is an open porch, leading to the entrance hallway with parquet flooring, downstairs cloakroom, living room with triple aspect and open fireplace, dining room, kitchen, study, rear porch and storage room leading to an integrated double garage.

To the first floor is a galleried landing with window to the front elevation, four generous bedrooms, family bathroom and en-suite shower room.





Externally the property is approached via a driveway providing ample parking and leading to the integral garage.

The generous secluded gardens surround the property with an abundance of established trees and shrubs. The rear garden enjoys a westerly aspect.

Moss Lane is a highly desirable and sought-after quiet location within a short walk of the village centre. Alderley village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its

excellent schooling. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

To fully appreciate the potential of this superb home a viewing is highly recommended.

The property is offered for sale with no onward chain

Property Information

What 3 Words – [///many.hats.cafe](http://many.hats.cafe)

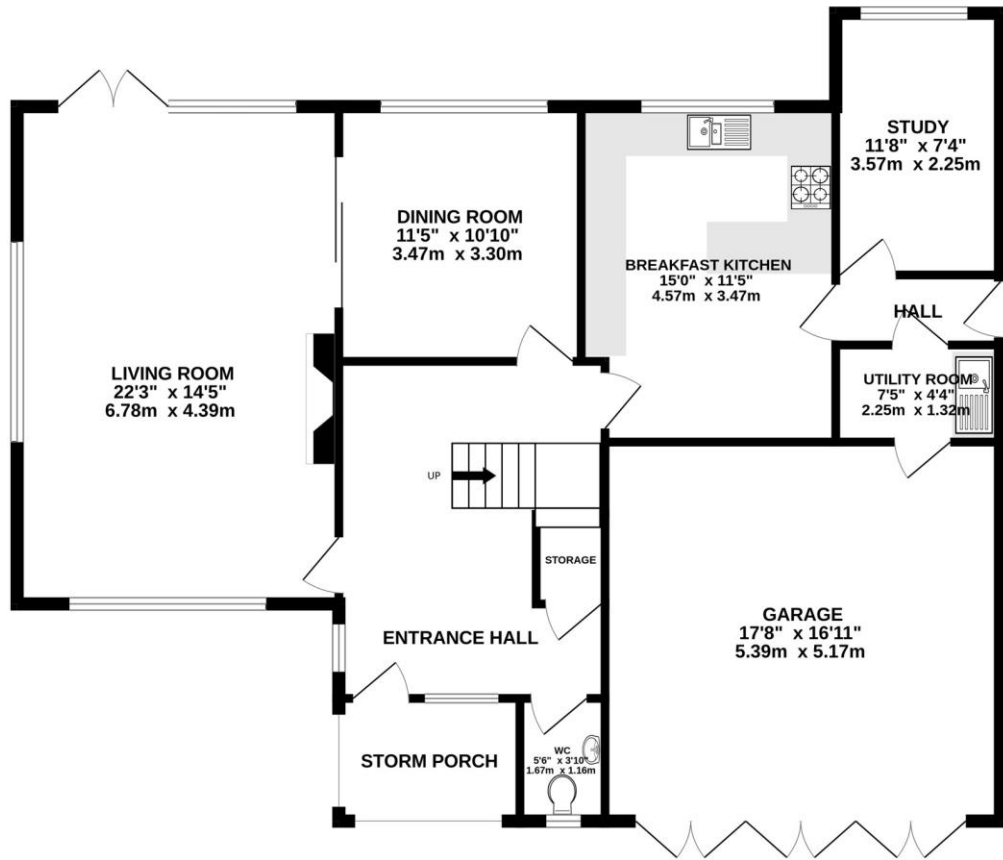
Council Tax – G

EPC Rating – E

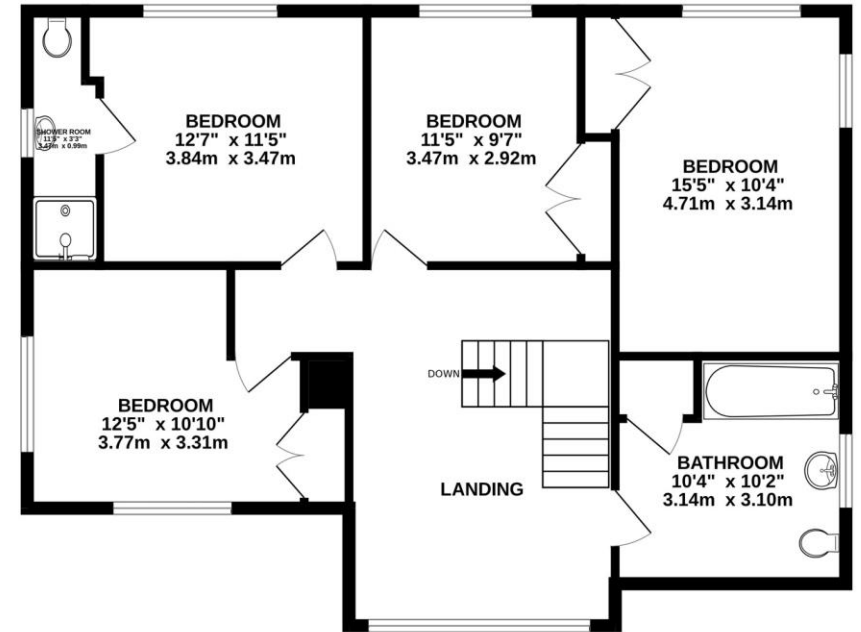
Tenure – Freehold

Services – The property is serviced via Oil central heating and there is an obsolete boiler which will need removing.

GROUND FLOOR
1289 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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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