

42 Moss Road
Alderley Edge



Andrew J Nowell
& Company



42 Moss Road, Alderley Edge, SK9 7HZ

A well-presented traditional three-bedroom bay fronted detached home with a private southerly rear aspect and benefitting from magnificent uninterrupted open views across the adjoining countryside and of The Edge.

- South Facing Garden
- Huge Potential
- Village Location
- Stunning Views

Located on this extremely sought after road in an idyllic and peaceful position on the outskirts of Alderley Edge Village whilst remaining within walking distance of the village centre and the train station.

The accommodation includes a storm porch, entrance hall (with Oak herringbone flooring, recessed cloaks cupboard and understairs cupboard), living room (with wood burner, Oak flooring and French doors open to the rear garden), dining room (with bay window to the front, picture rail and Oak herringbone flooring), kitchen (fitted with modern units and integrated appliances that include an electric oven, gas hob, dishwasher, fridge freezer and there is space and plumbing for a washing machine), rear porch, downstairs w.c, landing, main bedroom (with bay window), second double bedroom (with stripped floor boards and picture rail) and a bathroom (fitted with modern white sanitary ware which includes a shaped bath with glass shower screen with electric shower fittings over. Ladder radiator).





A driveway to the front and side provides off road parking for several cars and there are established gardens to the front and rear. The rear garden is laid to lawn with an Indian Stone paved patio.

The house offers great potential for extension works/re-development subject to consent.

Moss Road occupies a highly desirable position within walking distance of Alderley Edge village which offers a good range of shopping including the Waitrose supermarket, 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.

Important Information

What 3 Words - [///works.thinks.voters](http://works.thinks.voters)

Council Tax - G

EPC Rating - D

Tenure - Freehold

Heating: Gas Fired Central Heating

Mains: Gas, Electric and Water

Parking: Driveway.

Flood Risk*: Very low risk of flooding from rivers & seas. High risk of surface water flooding. Other flood risks unlikely.

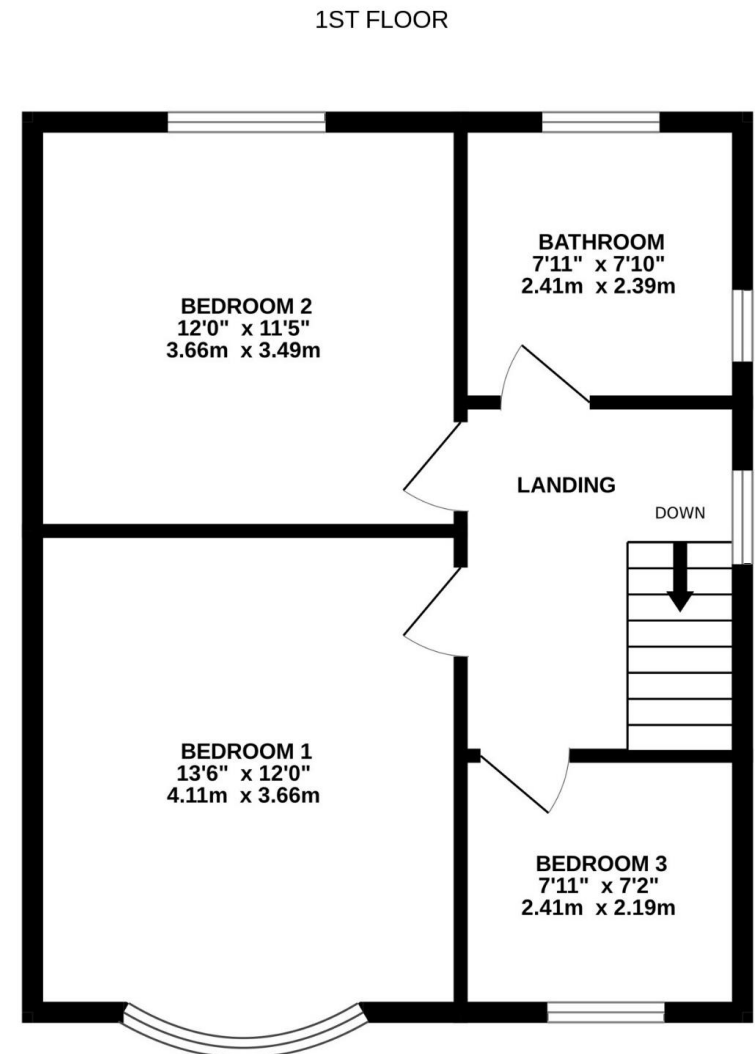
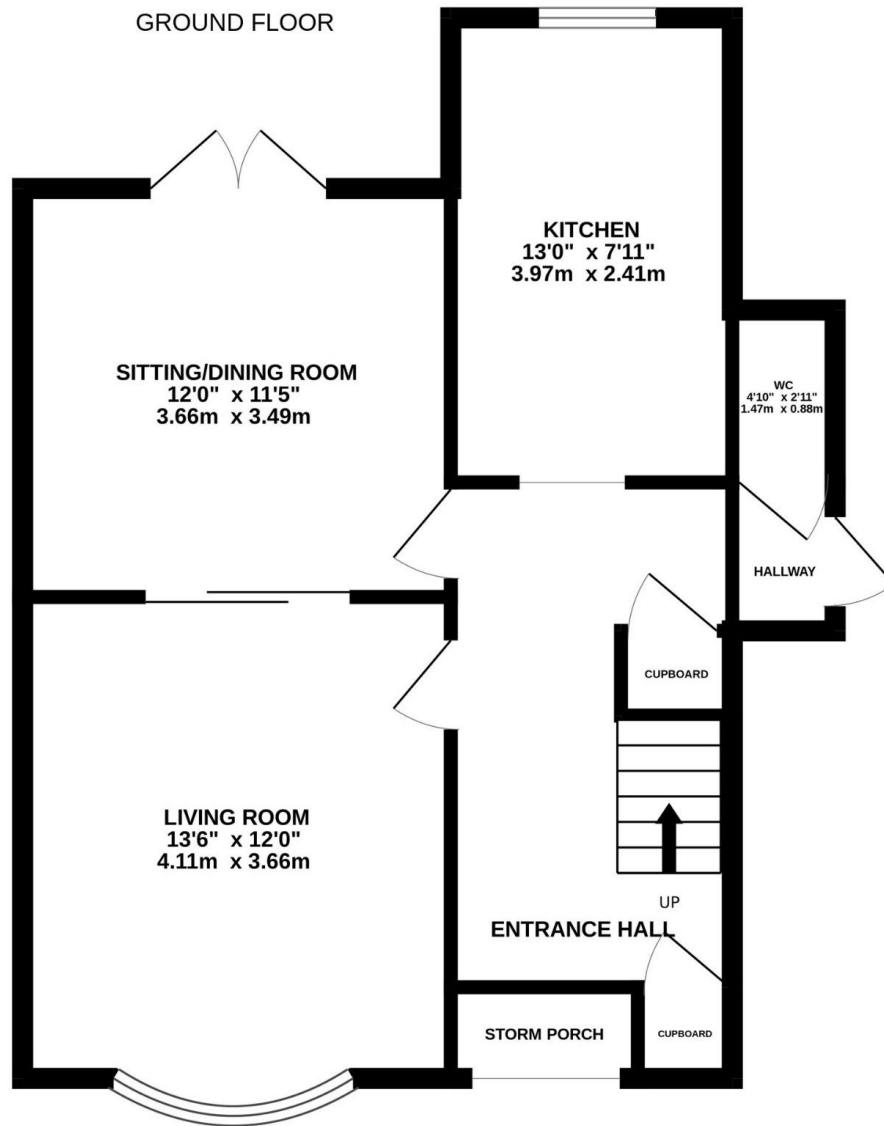
Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Cabinet).

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Vodafone). There is no mobile coverage for calls or data with Three indoors and no mobile coverage for data with EE indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



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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