

Ingladene  
Alderley Edge



Andrew J Nowell  
& Company





## Inglledene, 78 Heyes Lane, Alderley Edge, SK9 7LE

A charming and characterful end terrace home situated within walking distance of the village centre.

- Three Bedrooms
- Off Road Parking
- Open Aspect
- Recently Fitted Kitchen

Inglledene is a delightful period end terrace home which offers spacious accommodation with an abundance of charm, character and original features throughout.

On the ground floor is the entrance hall, a charming living room with feature gas fire place and bay window with built in window seat. There is a dining room and a recently refitted breakfast kitchen with traditional shaker style units, Quartz worksurfaces and integrated NEFF appliances. There is a large pantry and utility room with cloakroom WC off.

To the first floor is a large principal bedroom, two further well-proportioned bedrooms and the family bathroom with traditional fittings.

Externally the property is approached via a tarmacked driveway providing ample off road parking. The main garden is at the rear of the property and consists of a large stone flagged patio with mature trees and shrubs and enjoys a delightful open aspect.







The property occupies a desirable position within walking distance of the Village Centre. Alderley Edge Village offers everything for day to day needs, a good range of shopping with fine restaurants. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

The property is offered for sale with no onward chain.

### Important Information

What 3 Words – [///rate.hours.arch](#)

Council Tax – E

EPC Rating – E

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Tenure – Leasehold (875 years remaining)  
Peppercorn Ground Rent

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Ultrafast Broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

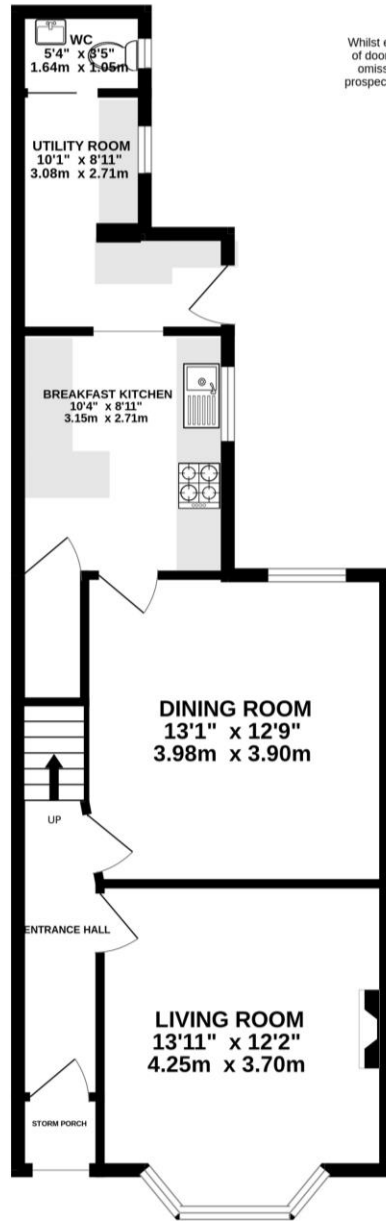
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

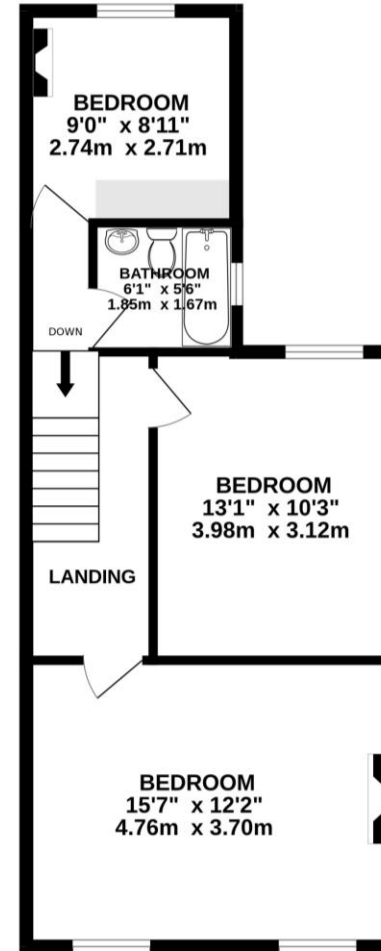
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

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