

35 Moss Road  
Alderley Edge



Andrew J Nowell  
& Company





## Farnham, 35 Moss Road, Alderley Edge, SK9 7JA

A well-presented traditional five-bedroom detached house with a private rear garden benefitting from a delightful open view.

- Private garden
- Versatile layout
- Village location
- Delightful view

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 an entrance porch with oak flooring, welcoming reception hall with fireplace and cast iron electric stove, an impressive living dining kitchen fitted with modern units and integrated appliances, centre island with solid wood worktop/breakfast bar, fireplace and electric stove, separate larder cupboard, sitting / family room with feature electric fire. Utility room and boot room with access to integral double garage, downstairs w.c. Spacious formal living room with fireplace. Landing, luxurious principle bedroom suite with en-suite shower room, four further double bedrooms, one with access onto a external balcony providing green belt views and another with en-suite shower room, and a family bathroom.











Electric double gates open to a gravelled driveway providing off road parking for numerous cars and leading to an integral double garage. There are established gardens to the front and rear. The rear garden is laid out to lawn with paved patios and an open summer house.

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 - ///mile.layers.limes

Council Tax - G

EPC Rating - TBC

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk\*: There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

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

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.

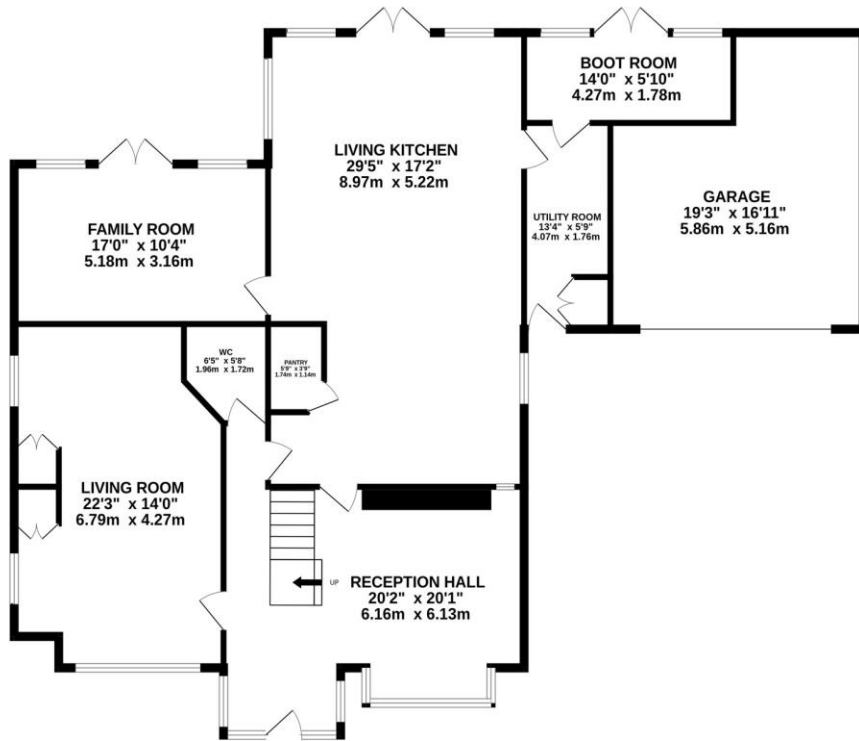
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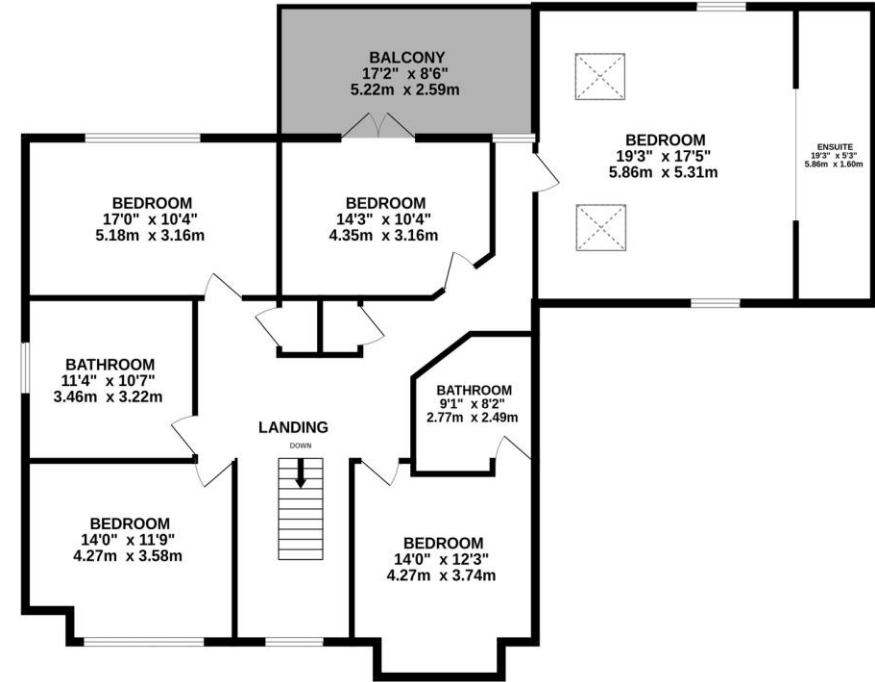




**GROUND FLOOR**  
1732 sq.ft. (160.9 sq.m.) approx.



**1ST FLOOR**  
1563 sq.ft. (145.2 sq.m.) approx.



**TOTAL FLOOR AREA : 3294 sq.ft. (306.1 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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