

Byeways  
Alderley Edge



Andrew J Nowell  
& Company



## Byeways, 39 Moss Road, Alderley Edge, SK9 7JA

A charming 1930's detached family home situated on this popular road within walking distance of the village centre.

- Corner Plot
- Four Bedrooms
- No Onward Chain
- Great Potential

Byeways is an extended four bedroom family home which offers spacious and well balanced accommodation throughout.

The property has been immaculately maintained over the years but is now in need of modernisation and offers great potential for an incoming purchaser to add their own style to the property.

On the ground floor is a central entrance hall, large drawing room with bay window, sitting room, dining room and breakfast kitchen. In addition on the ground floor is a utility room, cloakroom WC and integral garage.

To the first floor are four well-proportioned bedrooms and two bathrooms (1 en-suite).

Externally the property is approached via a stone flagged driveway providing ample parking and leading to the integral garage. The mature gardens wrap around the property to the front, side and rear and have an abundance of mature shrubs and bushes and well established trees.





Byeways is situated on a corner plot on this popular road which offers a delightful semi-rural feel whilst remaining walking distance to the village. The village 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.

The property is offered for sale with no onward chain.

### Important Information

What 3 Words - [///beard.left.cherry](#)

Council Tax - F

EPC Rating - D

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

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

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

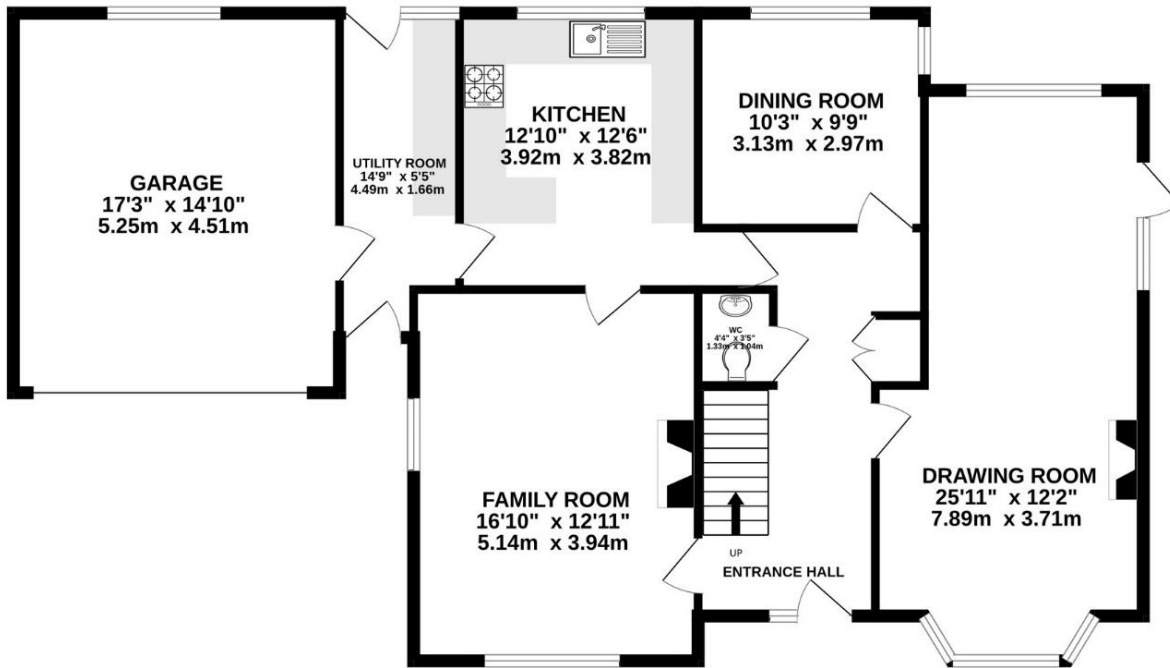
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Vodafone). There is no mobile coverage for calls or data with Three indoors and no mobile coverage for data with EE indoors.

\* Information provided by GOV.UK

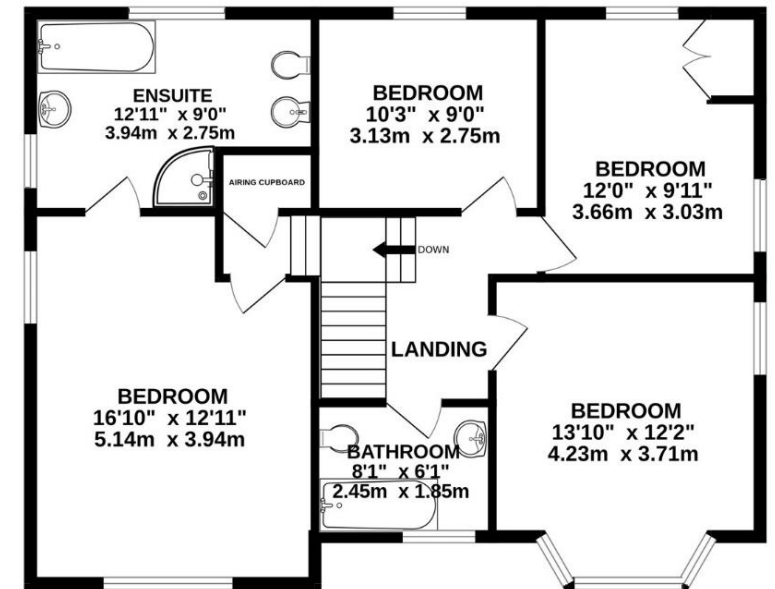
\*\*Information provided by Ofcom checker.

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.

**GROUND FLOOR**  
1204 sq.ft. (111.8 sq.m.) approx.



**1ST FLOOR**  
828 sq.ft. (76.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2032 sq.ft. (188.8 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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