

71a Heyes Lane
Alderley Edge



Andrew J Nowell
& Company



71a Heyes Lane, Alderley Edge, SK9 7LN

An immaculate three bedroom detached home recently constructed and located in the village centre.

- Three Bedrooms
- Village Location
- Parking
- No Onward Chain

71a Heyes Lane is a charming detached home situated on this popular road within walking distance of the village centre.

Originally constructed in 2019 the property offers well-balanced accommodation finished to a high standard throughout.

On the ground floor is a spacious living dining room with bay window, breakfast kitchen with contemporary units, quartz composite worktops, integrated appliances and double doors opening onto the garden. In addition on the ground floor is a cloakroom WC and understairs storage cupboard.

On the first floor is the main bedroom with ensuite shower room, bedroom two and large family bathroom with separate bath and walk-in shower. To the second floor is the third bedroom with vaulted ceiling and wc.

Externally the property is approached via a resin bonded driveway offering parking for two cars with an electric charging point. To the rear is a private courtyard garden with stone flagged patio.





The property is situated on this popular road in the heart of Alderley Edge Village. Alderley Edge 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 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 - [///normal.studio.scare](http://normal.studio.scare)

Council Tax - E

EPC Rating - C

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding

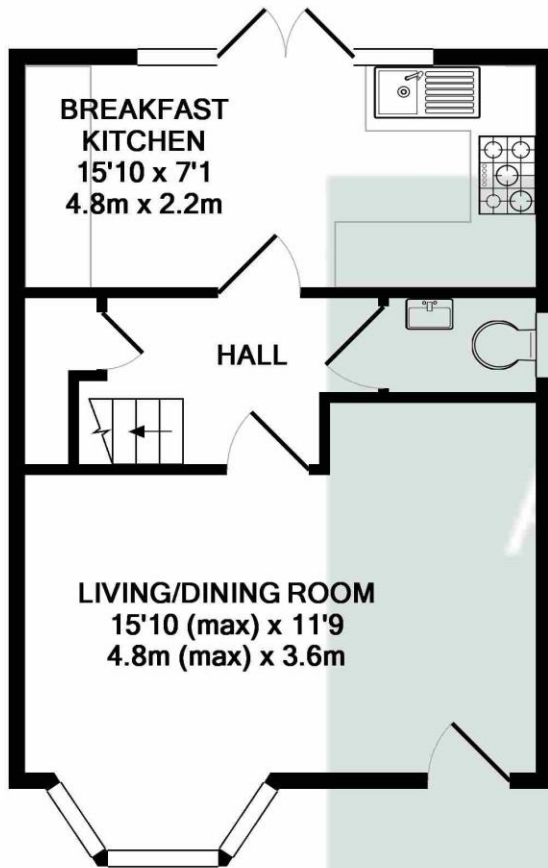
Broadband**: Ultrafast broadband available at the property.

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

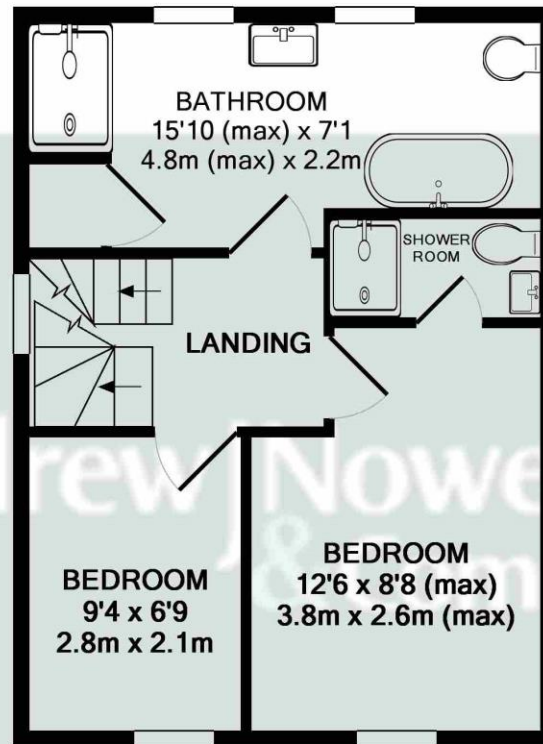
* Information provided by GOV.UK

** Information provided by Ofcom checker.

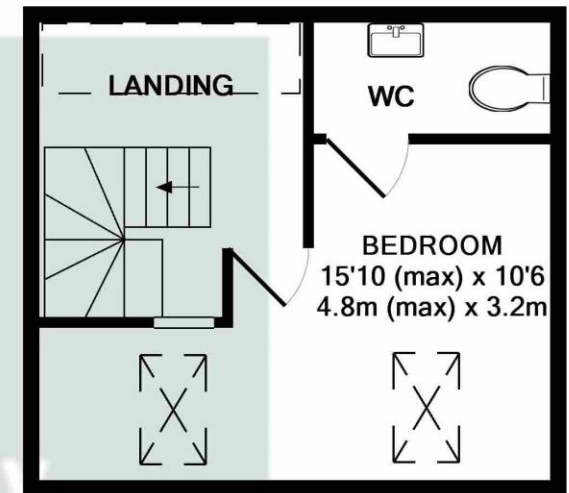
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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