

Chelsea Cottage

Alderley Edge



Andrew J Nowell
& Company



Chelsea Cottage, 37 Brook Lane, Alderley Edge, SK9 7RU

A charming mid terrace cottage enjoying superb open aspect to the front over the golf course.

- South Facing Garden
- Off Road Parking
- Open Aspect
- Two Bedrooms

Chelsea Cottage is a charming period terrace cottage situated within easy reach of Alderley Edge and Wilmslow.

On the ground floor is the entrance porch, large open living/dining room with feature fireplace and wooden floors and the spacious breakfast kitchen with shaker style units and integrated appliances.

To the first floor are two well proportioned double bedrooms and the family bathroom.

Externally the property is approached via a stone flagged driveway offering off road parking. To the rear is a large south facing garden which borders onto the brook with woodland and open fields beyond. The garden has a large stone flagged patio and lawned area.

The property benefits from a superb open aspect across the neighbouring golf course.





Chelsea Cottage occupies a convenient location within easy of reach of the amenities in Alderley Edge and Wilmslow. The centres offer a good range of shops and restaurants, there are train links to Manchester and London and Manchester Airport is close at hand.

The property is offered for sale with no onward chain

Important Information

What 3 Words - [///topical.trumpet.curls](http://topical.trumpet.curls)

Council Tax - D

EPC Rating - C

Tenure - Leasehold - 842 Years Remaining
Ground Rent - £3 per annum (Fixed)

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding

Broadband**: Superfast broadband available at the property

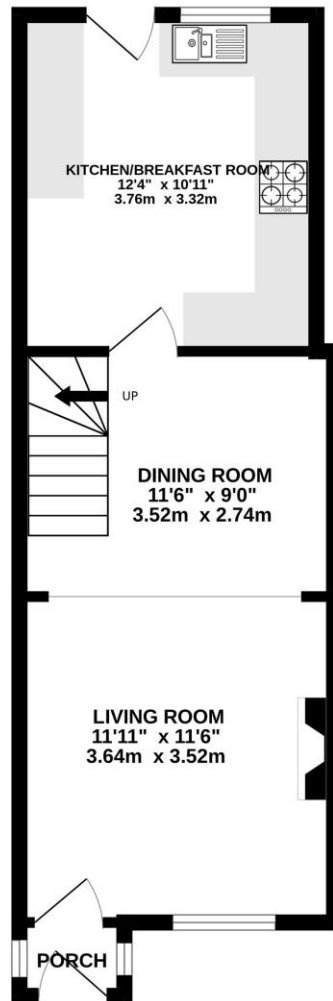
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) - Limited coverage indoors.

* 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
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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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