

26 Moss Lane
Alderley Edge, SK9 7HN



mosley jarman



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Offers In The Region Of

£775,000

This attractive & well maintained, three-storey mews house consists of 3-4 bedrooms & 3 bathrooms, extending to just over 2000sq feet.

The accommodation in brief comprises of an entrance porch which leads into an impressive hallway with oak staircase, this flows into a spacious dining kitchen, perfect for cooking, dining & entertaining. The kitchen is fitted with high quality shaker style cabinets, granite work surfaces & incorporates integrated appliances throughout (full height AEG fridge, AEG microwave, Bosch dishwasher & Range style cooker). Off the kitchen is a useful utility room with skylights & access to a courtyard garden, this flows into a separate boot room. The ground floor also benefits from a TV snug (this flexible space could easily be used as a fourth bedroom/playroom). The ground floor also benefits from a shower room.

Stairs ascend & turn to the first floor here there is a delightful sitting room with French doors extending onto an impressive balcony/ roof terrace . The first floor boasts two guest bedrooms (both feature fitted wardrobes & share access to the family bathroom).

Stairs ascend further to the second floor here there is a fabulous principal bedroom suite with large, walk-in shower room with Velux window, dual aspect window/roof lights let in an abundance of natural light. The principle suite is complimented by a separate dressing room. (There is also storage within the eaves).

The property is fully double glazed & features plantation shutters to all windows. The property is gas central heated via a combination boiler.

- Highly desirable village location.
- Walking distance to excellent shops, restaurants & local amenities.
- Delightful sitting rooms with french doors onto balcony with views onto The Edge
- Secluded private courtyard garden.
- Off road parking for two vehicles.
- No vendor chain
- EPC Rating C



Location

The property occupies a highly desirable position within easy walking distance of the Village Centre. Alderley Edge Village offers an array of excellent shops & fine restaurants. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London via Wilmslow mainline train station.

Garden & Grounds

Externally, the property is approached via a block paved driveway, there is parking for two vehicles via the driveway & secure carport. To the rear of the property, there is a delightful stone flagged low maintenance courtyard garden, this being the perfect spot to relax for alfresco dining, coupled with a first floor roof terrace with Southerly views towards the Edge.

Important Information

Council Tax Band: F

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with all major providers likely.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: To be confirmed.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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

Postcode: **SK9 7HN**

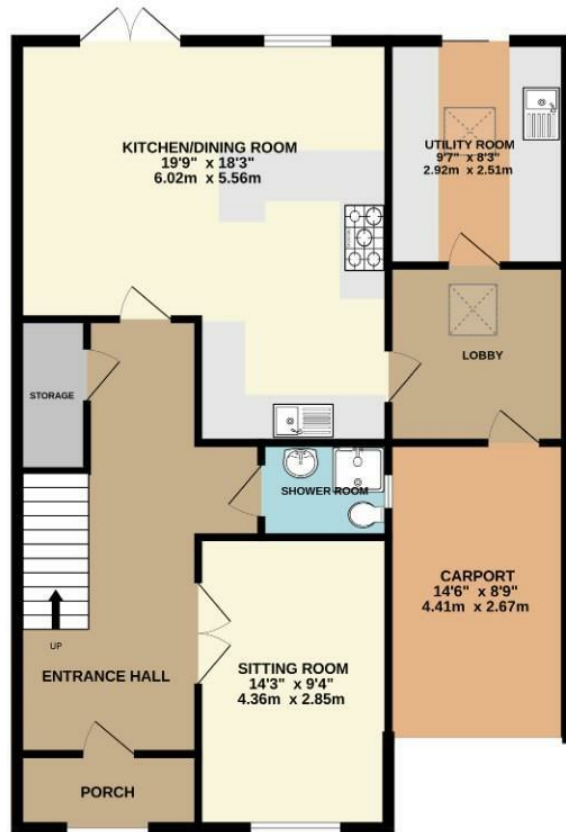
What 3 Words: **puff.spices.crate**

Council Tax Band: **F**

EPC Rating: **C**

Tenure: **Freehold**

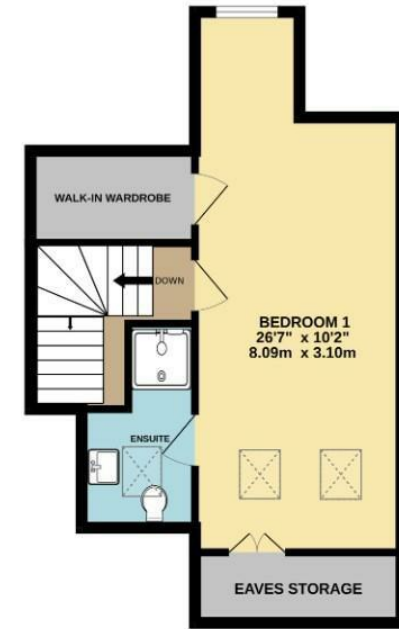
GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 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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