

Riding Lea  
Wilmslow



Andrew J Nowell  
& Company





## Riding Lea, Cross Lane, Wilmslow, SK9 2DD

An exciting opportunity to acquire a spacious detached property in need of modernisation in a popular semi-rural location.

- Huge potential
- No chain
- Large garden
- Four bedrooms

Riding Lea is a spacious and extended detached house in need of full modernisation and improvement which represents an ideal opportunity for the next owner to remodel and create the perfect family home.

Situated in a semi-rural yet convenient location on the outskirts of Wilmslow yet within easy reach of local amenities and countryside walks. Riding Lea offers spacious yet versatile accommodation over two floors. Briefly comprising to the ground floor, entrance hall, lounge with feature fireplace, sitting room, fully fitted kitchen with base and wall units and breakfast bar area with integrated appliances, cloakroom WC and conservatory. To the first floor there are four generous bedrooms (one en-suite) along with a family bathroom.

Externally the property benefits from a mature front garden with two driveways providing parking, lovely open views to the front across the neighbouring countryside and a very generous large private westerly facing rear garden with mature trees. Attached single garage offering great storage.







Situated in a convenient and semi-rural location within easy reach of Alderley Edge and Wilmslow. The centres of Alderley Edge and Wilmslow offer everything for day-to-day needs, train links to Manchester and London and access to the motorway network and Manchester Airport.

Riding Lea is a unique opportunity for an incoming purchaser to create the perfect home to suit their needs and the property is offered for sale with no onward chain.

### Important Information

What 3 Words – [///party.limes.inch](http://party.limes.inch)

Council Tax – G

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

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

Mobile Coverage\*\*: Mobile coverage with main providers (O2, EE & Vodafone). Limited indoor use.

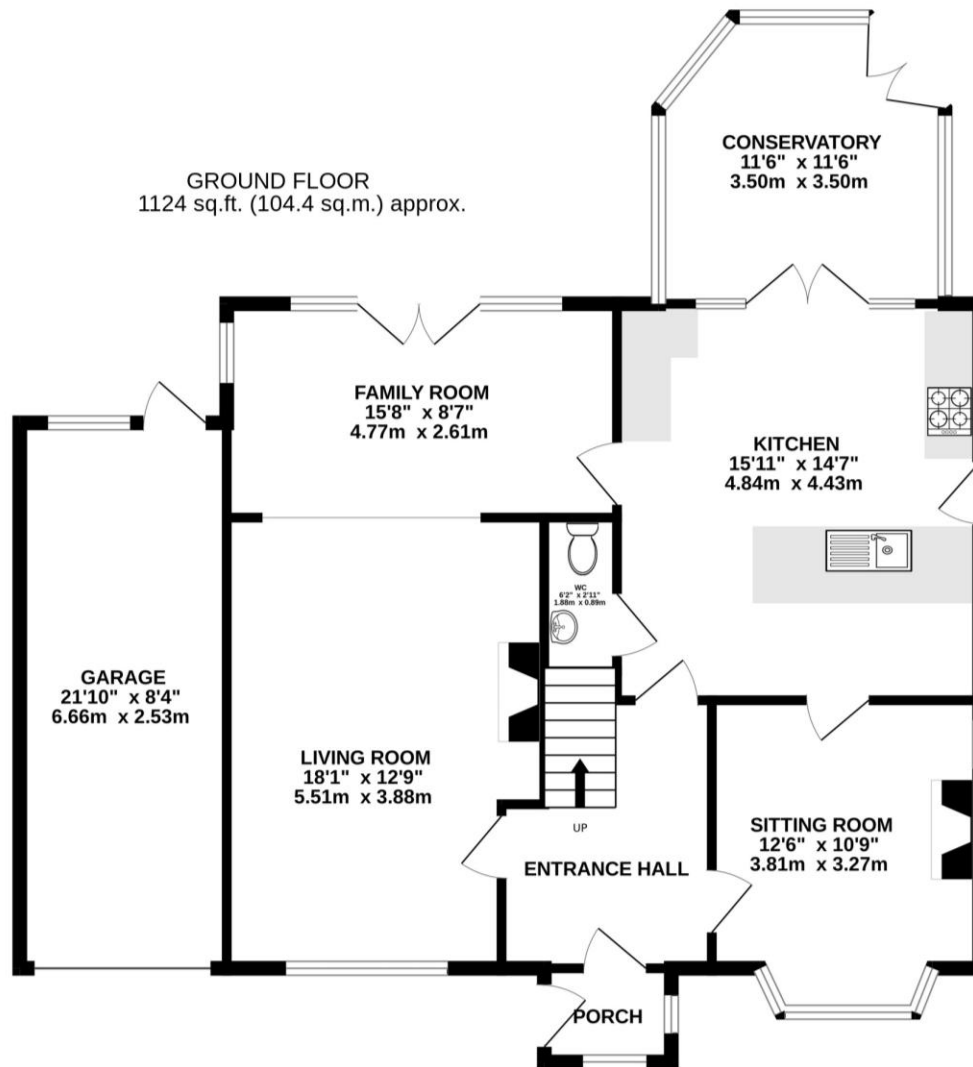
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

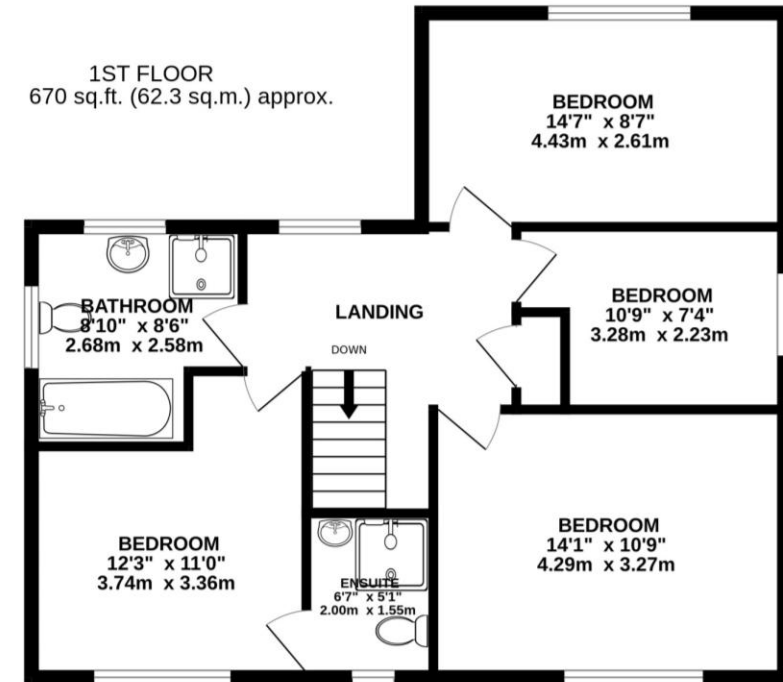
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

NB: There is an approved planning application for houses to be built in the land behind the rear garden.





**1ST FLOOR**  
670 sq.ft. (62.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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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