



117 HEYES LANE, ALDERLEY EDGE, CHESHIRE, SK9 7LR

Andrew J Nowell
& Company



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£1,950 Per Calendar Month

- Period Property
- Three Bedrooms
- Village Location
- Garden and Parking

Oak Meadow Cottage has been remodelled and offers spacious and well-balanced accommodation with a wealth of period features still retained.

On the ground floor a feature of particular note is the superb dining kitchen with white gloss units, granite worktops and appliances (Hotpoint dishwasher, Smeg five-ring gas stove, Siemens microwave, and Siemens fridge/freezer).

There is an entrance hall, family room, living room with multi-fuel stove, utility area and downstairs WC. The ground floor accommodation all has solid wood floors. On the first floor there are two double bedrooms and the family bathroom.

The family bathroom has a free-standing bath and separate walk-in shower. On the second floor there is a dormer extension which has created a spacious principal bedroom with en-suite shower room, and ample built-in wardrobes plus a Juliet balcony overlooking the garden.





Externally Oak Meadow Cottage is approached via a stone flagged driveway, which provides off road parking. To the rear there is a walled rear garden currently laid to Astro turf. UNFURNISHED. AVAILABLE: IMMEDIATELY

Important Information

Heating - Gas central heating

Mains - Gas, electric, water and drainage - Water meter - TBC

EPC rating - D (55/78)

Council Tax Band - E (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

**Flood risk - Very Low (Surface water)

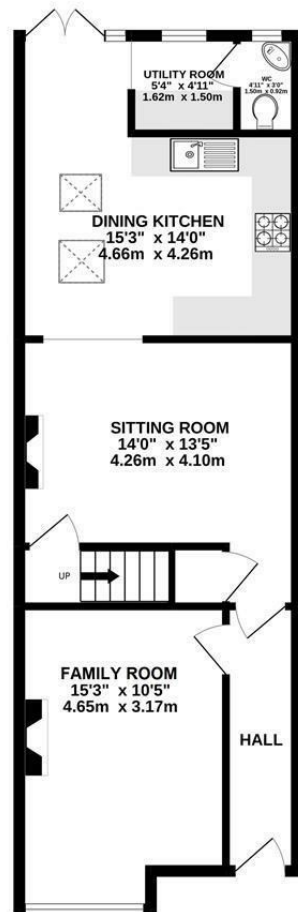
*Broadband - Openreach, and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE

*Mobile - Likely coverage by EE, Vodafone, and O2. Limited coverage by Three.

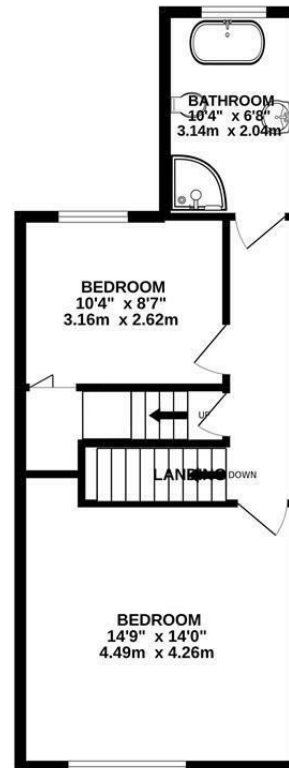
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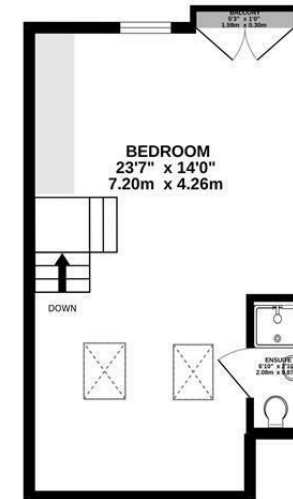
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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