



50 HEYES LANE, ALDERLEY EDGE, CHESHIRE, SK9 7JY

Andrew J Nowell
& Company



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£5,000 Per Calendar Month

- Spacious Extended Family Home
- Large South Facing Garden
- Village Location
- Five Bedrooms & Three Bathrooms
- Gated Driveway and Garage
- Contemporary Fittings Throughout

A spacious and extended five bedroom family home situated a short walk from the village centre. Set behind electric gates this superb home boasts a stunning open plan living kitchen with large central island, underfloor heating and two sets of bi-folding doors opening onto the large south facing rear garden.

In addition on the ground floor is the entrance hall, sitting room with central fireplace, utility room, cloakroom WC and integrated double garage. To the first and second floor is the superb principal bedroom suite with large built in wardrobes and en-suite bathroom with double sink, bath and walk-in shower. There are four further bedrooms all accessed from a bright galleried landing and two bathrooms (1 en-suite). The bathrooms all have contemporary fittings and bespoke tiling.

Externally the property benefits from a large private drive offering ample off road parking and leading to the double garage. To the rear is a generous private garden with decked area and stone flagged patio, lawn with mature borders all enjoying a sunny southerly aspect.





Situated just a short walk from Alderley Edge Village Centre which offers everything for day-to-day needs along with the local train station with links to Manchester and London.

Available from 21st November

Important Information

What3Words - ///wished.abode.before

Parking - Off road parking & double integral garage

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - C

Council Tax band - F (Cheshire East).

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

**Flood Risk - There is a very low flood risk for this property.

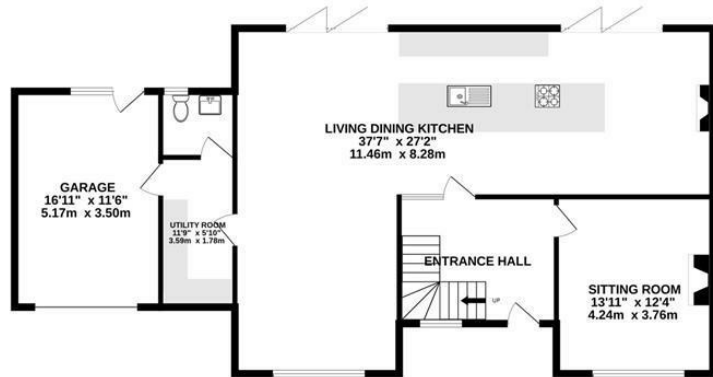
*Broadband - Ultrafast broadband available at the property

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

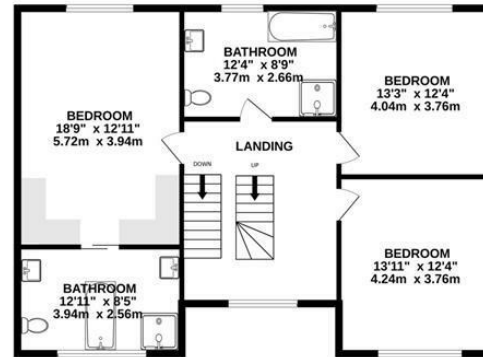
* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK



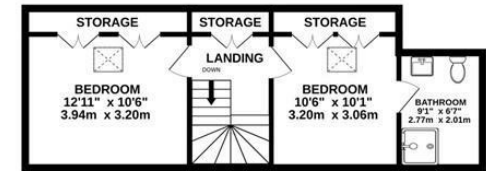
GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



2ND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 2658 sq.ft. (246.9 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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