

# Horseshoe Lane

Alderley Edge



Guide Price £985,000

Andrew J Nowell  
& Company



## Horseshoe Lane, Alderley Edge, SK9 7QP

An elegant four double bedroom detached home ideally located within an easy walk of the village centre.

- Four Double Bedrooms
- Over 2,500 sq.ft
- No Onward Chain
- Village Location

Constructed in 2003, this spacious family home boasts well planned, versatile accommodation extending to over 2,500 square feet benefitting from a sunny westerly facing rear garden.

Approached via a block paved driveway offering ample parking and leading to an integrated tandem double garage.

There is a covered entrance vestibule which opens into the large hallway with useful storage cupboard and downstairs cloakroom. A feature of particular note is the spacious living room with central fireplace and French doors opening onto the garden. There are double doors leading through to the open plan dining kitchen with large breakfast bar, integrated NEFF appliances and utility room. In addition, on the ground floor is a family room ideal for a snug, playroom or home office with bay window.

Upstairs is the principal bedroom suite with large en-suite bathroom with bath and shower and direct access to a full-length rear balcony. There is a second guest suite with en-suite shower room and two additional double bedrooms. All the bedrooms have built in wardrobes. The full family bathroom completes the first floor accommodation.





Externally the property has a private mature garden with raised deck, lawn and mature borders, the garden enjoys a sunny westerly aspect flooding the house with natural light. The property has been immaculately maintained and offers great potential for an incoming purchaser to add their style to this wonderful home.

Conveniently located a short walk from the village centre this home boasts easy access to everything for day-to-day needs along with the train station with links to Manchester and London.

Offered for sale with no onward chain.

### Important Information

What 3 Words - [///simply.horn.potato](http://www.simply.horn.potato)

Council Tax - Cheshire East Band G

EPC Rating - D 67/73

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

The title contains covenants - further information is available at the office.

Flood Risk\*: Very low risk of flooding

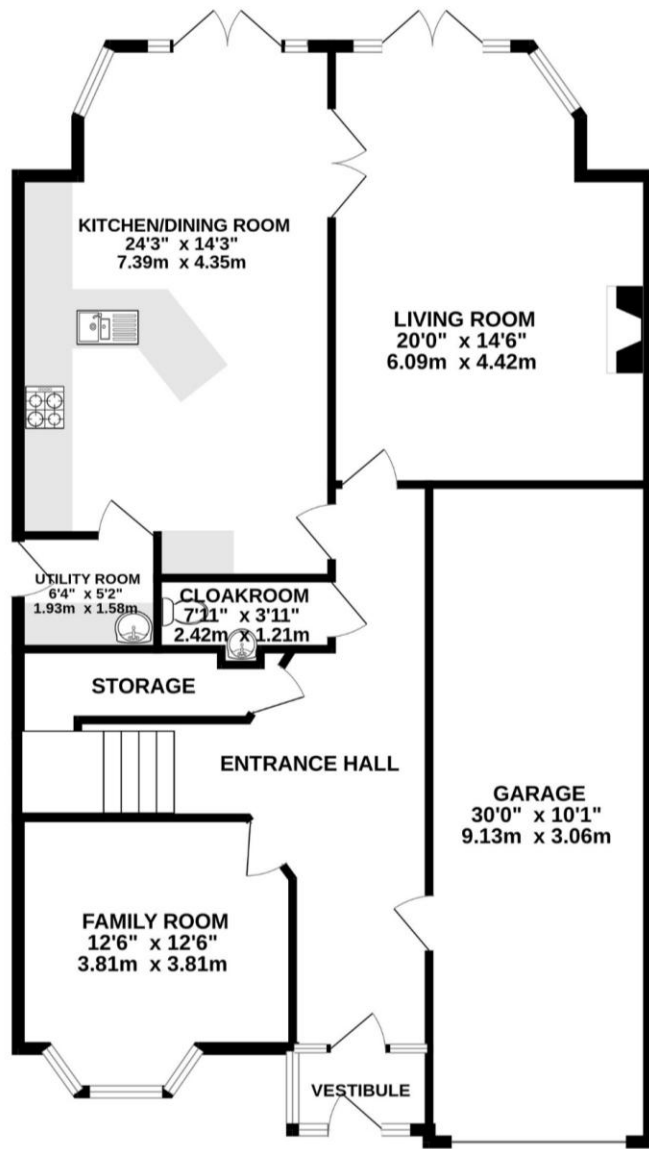
Broadband\*\*: Superfast broadband available

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

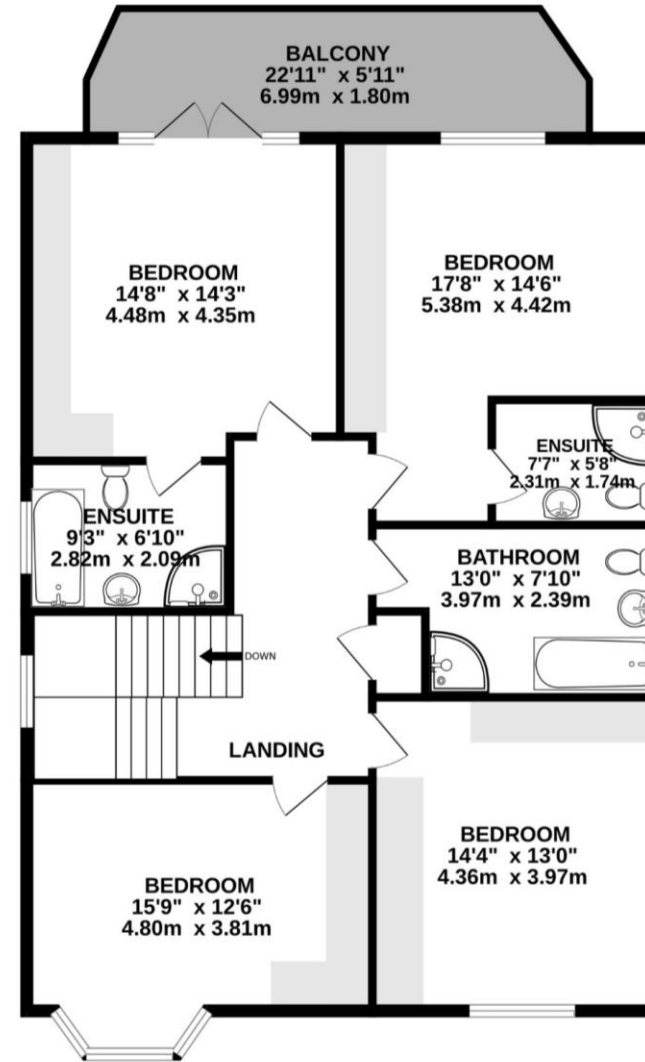
\* Information provided by GOV.UK

\*\* 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**  
1345 sq.ft. (124.9 sq.m.) approx.



**1ST FLOOR**  
1156 sq.ft. (107.4 sq.m.) approx.

**TOTAL FLOOR AREA : 2501 sq.ft. (232.3 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.  
Made with Metropix ©2025

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

**Andrew J Nowell  
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.