

48 Moss Lane
Alderley Edge



Guide Price - £500,000

Andrew J Nowell
& Company



48 Moss Lane, Alderley Edge, SK9 7HN

An immaculately presented period semi-detached residence within easy walking distance of the village with fabulous views of the Edge from the balconied principal bedroom.

- Tom Howley Kitchen
- Off Road Parking
- South Facing Garden
- No onward chain

48 Moss Lane is an exciting opportunity to acquire an extended period home which has been meticulously updated with the potential to further reimagine spaces.

Approached by a stone flagged driveway which offers off road parking (with electric charger) there is an entrance hall area which leads to a spacious living room featuring a central fireplace and log burning stove.

The kitchen and dining area features a fabulous open plan Tom Howley kitchen with central island, breakfast bar, stunning marble work surfaces and ample storage space throughout, with large French doors to the garden and a roof lantern over the built in bench seating area and underfloor heating.

To the first floor the principal bedroom with wooden floors, features exposed brickwork and bi-fold doors to the balcony providing stunning views of the edge. In addition is the second double bedroom and a recently re-fitted bathroom with contemporary fittings and bespoke tiling





To the rear of the property is a good sized enclosed sunny garden featuring a stone flagged patio with raised seating area and low maintenance astro turf lawn.

Moss Lane boasts a desirable position a short walk from both the village centre along with walking routes up onto The Edge a well know beauty spot. The village offers everything for day to day needs along with the local train station with links to Manchester and London.

Important Information

What 3 Words – [///shelf.spice.speech](http://shelf.spice.speech)

Council Tax – Cheshire East Band D

EPC Rating – D (66/87)

Tenure – Leasehold – 824 Years remaining
Ground Rent - £4 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very Low Risk of flooding

Broadband**: Ultrafast broadband available

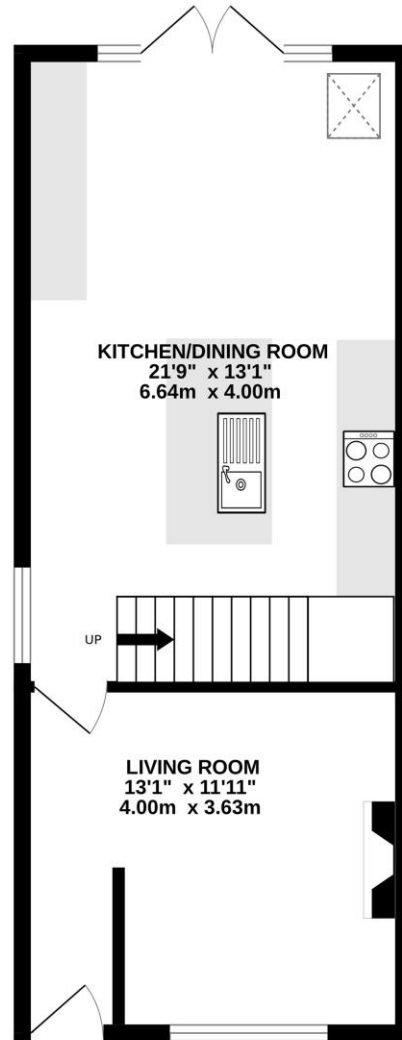
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

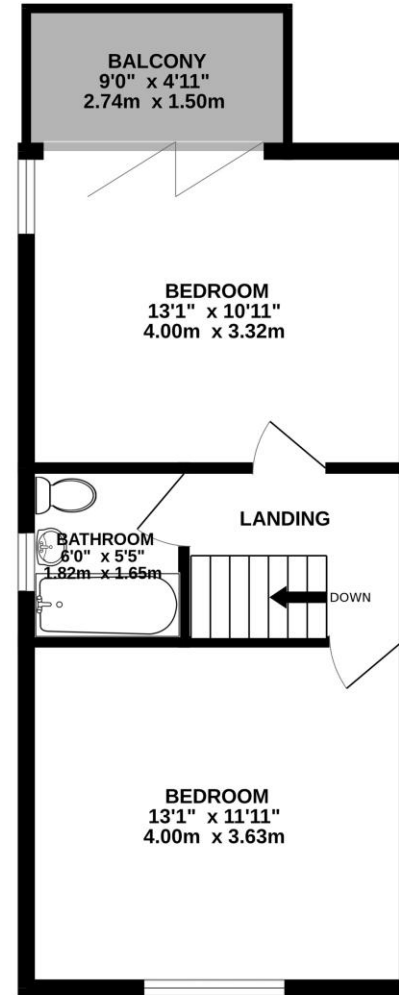
**Information provided by Ofcom checker.

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
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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