

29 Chorley Hall Lane
Alderley Edge



Offers Over £450,000

Andrew J Nowell
& Company



29 Chorley Hall Lane, Alderley Edge, SK9 7EU

Located in the heart of Alderley Edge, spacious end terrace property with attached garage. Offered to the market with no onward chain.

- Over 1,500 sqft
- Two Bedrooms
- Garage & Driveway
- Three Bathrooms

29 Chorley Hall Lane is a deceptively spacious period end terrace property located in the heart of Alderley Edge, within walking distance to the village amenities which has the advantage of an attached garage with a driveway parking space.

To the ground floor is an entrance porch with further door to hallway. Lounge with window to the front, to the rear is a further reception room with box bay window and inset gas fire. Kitchen with range of shaker style wall and base units with integrated Neff appliances, stable door leading out to the garden. Downstairs WC, Utility area leading to the attached garage. To the lower ground floor is a large room with window to the front and an ensuite shower room. To the first floor are two double bedrooms (both with fitted robes) each having a modern newly fitted ensuite. Loft space with Three Velux windows.

Outside there is a garden frontage, with gate to private storage area, whilst to the rear is a private South facing courtyard garden. There is an attached garage with electric up and over door and a driveway.





Chorley Hall Lane occupies a convenient location in the heart of the village. Alderley Edge village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants.

The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Important Information

What 3 Words – [///audio.once.jumpy](http://audio.once.jumpy)

Council Tax – Cheshire East (Band D)

EPC Rating – D (66/71)

Tenure – Leasehold (999 Years from 1863)
Ground Rent £10 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Driveway

The title contains restrictive covenants – further information is available at our office.

Flood Risk*: Low flood risk.

Broadband**: Ultrafast broadband available

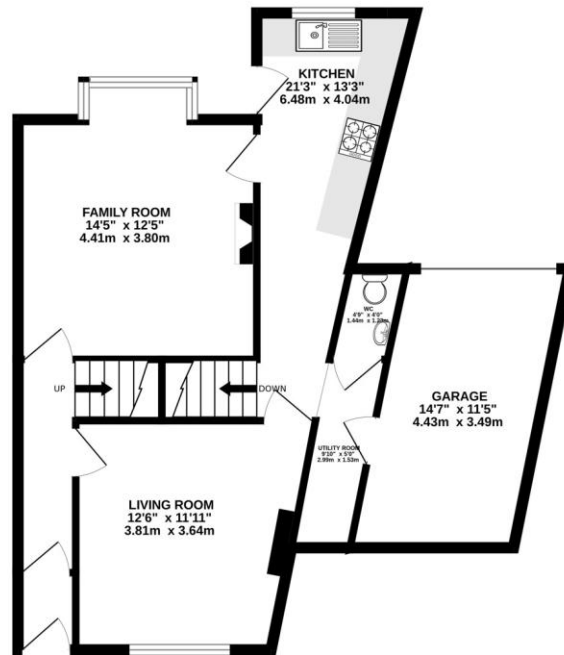
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

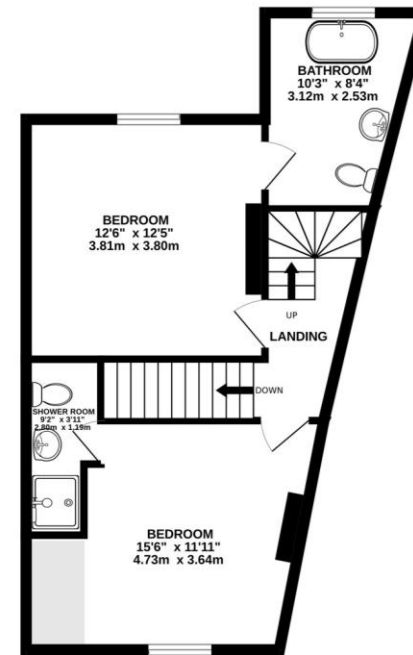
**Information provided by Ofcom checker.

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.

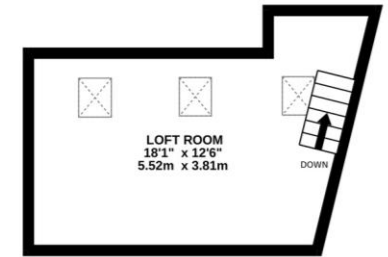
GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.



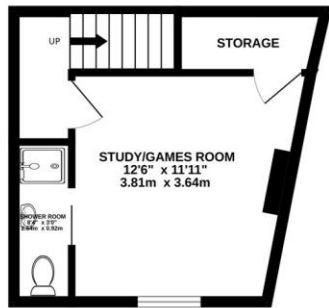
1ST FLOOR
480 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



BASEMENT
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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