



Andrew J Nowell
& Company

41 Moss Road, Alderley Edge
£3,250 PCM



41 Moss Road, Alderley Edge, SK9 7JA

- 3 Bedrooms
- Large Garden
- New Carpets
- Desirable Position

This beautifully presented three bedroom detached house offers an exceptional opportunity for families and professionals alike. Set in a prime location, the property welcomes you with a light and spacious hallway, creating an immediate sense of warmth and openness. The ground floor features a generous living room, a traditional kitchen, and a versatile second reception room, ideal for a home office or playroom. The conservatory enjoys an abundance of natural light and opens directly onto the garden, seamlessly linking indoor and outdoor living. New carpets throughout the home add a fresh touch, while upstairs you will find three well-proportioned bedrooms and a spacious family bathroom, providing comfort and convenience for every-day living. Additional benefits include a private garage and driveway, ensuring ample parking and storage space.



The outside space is equally impressive, boasting a stunning rear garden that is perfect for entertaining, relaxing, or spending time with family and friends. The garden is mainly laid to lawn, complemented by mature borders and a generous patio area that is ideal for outdoor dining or summer barbeques.

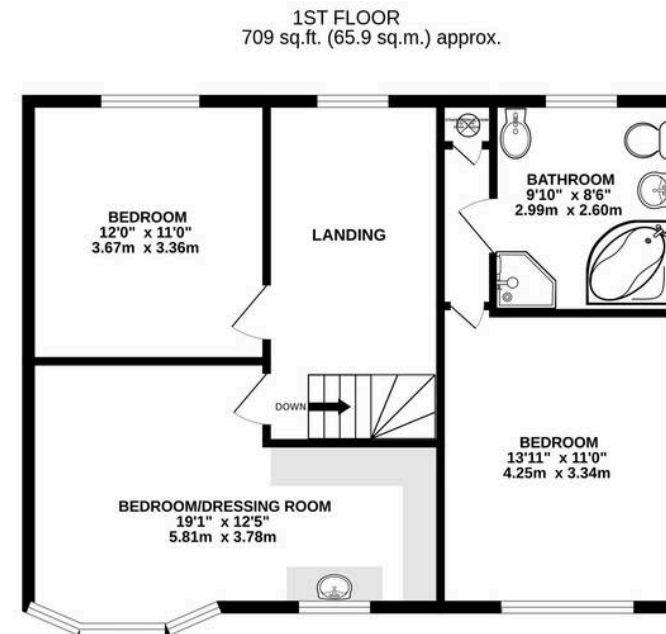
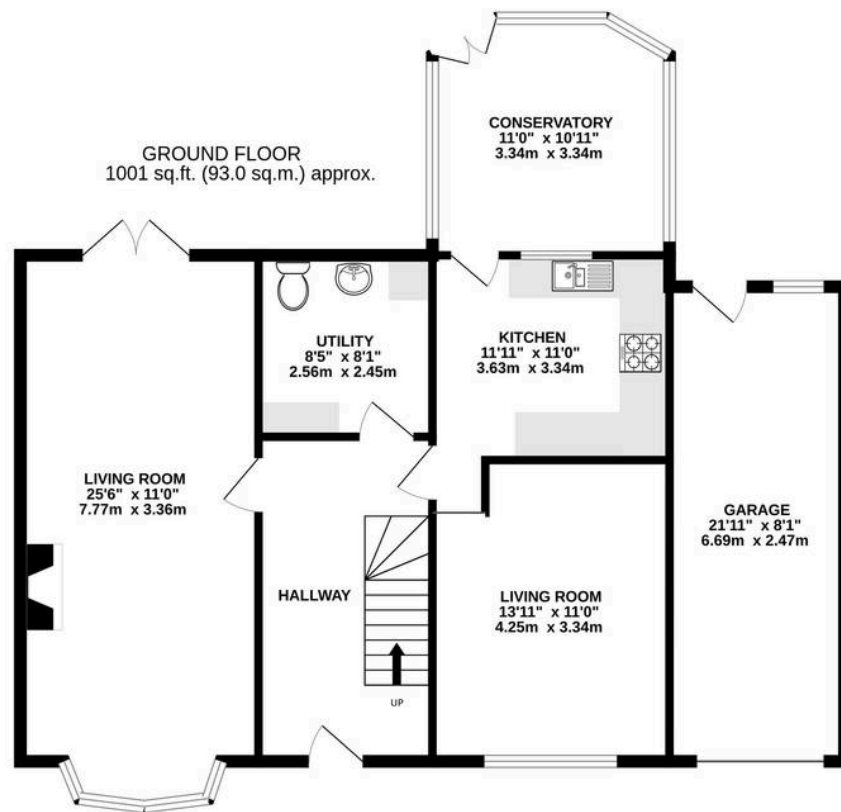
Side access from the driveway adds practicality for garden maintenance or storage. The property is set back from the road, offering a sense of privacy and tranquillity, while remaining within easy reach of local amenities, reputable schools, and transport links. This is a rare opportunity to secure a wonderful home with exceptional outdoor space in a highly sought-after area.

Important Information

- What3Words - [crete.dose.live](https://www.what3words.com/crete.dose.live)
- Parking - Garage and Driveway
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (63/77)
- Council Tax band - G (Cheshire East).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](https://www.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.

*Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. * Information provided by [GOV.UK](https://www.gov.uk)*





TOTAL FLOOR AREA : 1710 sq.ft. (158.9 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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