

3 Chorley Hall Lane  
Alderley Edge

Offers Over £350,000

Andrew J Nowell  
& Company



## 3 Chorley Hall Lane, Alderley Edge, Cheshire, SK9 7EU.

Period mid terrace property located in the heart of the village. Private South facing rear courtyard. Perfect starter home.

- Village Location
- Two Bedrooms
- Rear Courtyard
- Permit Parking

3 Chorley Hall Lane is a charming period mid terrace property located in the heart of Alderley Edge, within walking distance to the village amenities which has the advantage of permit parking available. The property also benefits from upgraded sash windows.

To the ground floor is lounge with inset log burning stove, built in shelving, staircase to the first floor. Fully fitted kitchen with range of shaker style wall and base units with integrated appliances, door leading out to the garden

To the first floor are two bedrooms each having a period decorative fireplace and a Jack and Jill style bathroom with three piece white suite.

Outside there is a garden frontage. Whilst to the rear is an private South facing courtyard garden with built in seating area offering useful storage beneath.





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 - [///nerve.straw.pace](http://nerve.straw.pace)

Council Tax - Band C

EPC Rating - D (68/88)

Tenure - Leasehold (790 years remaining)  
Ground rent £3.00 annually

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: On street (parking permits available)

Flood Risk\*: Very low flood risk

Broadband\*\*: Ultrafast available

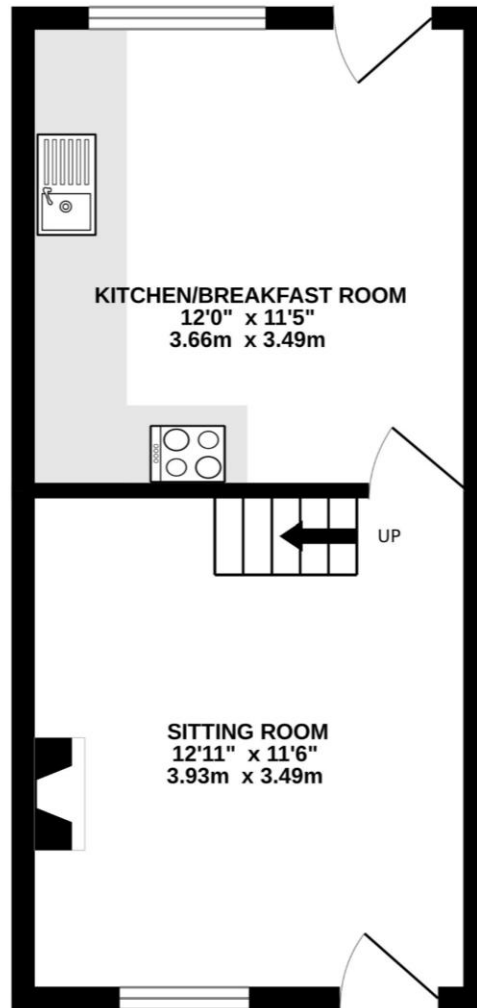
Mobile Coverage\*\*\*: Mobile coverage with main providers (EE, O2, Three (variable indoor) Vodafone (good outdoor))

\* Information provided by GOV.UK

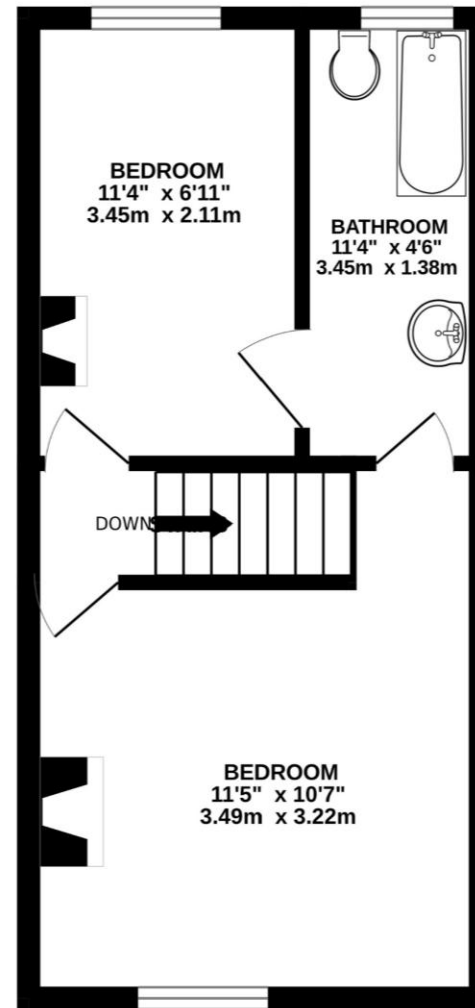
\*\* Information provided by Ofcom checker.

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**  
282 sq.ft. (26.2 sq.m.) approx.



**1ST FLOOR**  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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