

46 Heyes Lane
Alderley Edge

Guide Price - £950,000

Andrew J Nowell
& Company



46 Heyes Lane, Alderley Edge, SK9 7JY

A spacious and extended semi-detached home with stunning south facing garden, situated a short walk from the village centre.

- South Facing Garden
- Over 2,300 sq.ft
- Open Plan Living
- Village Location

Carefully and tastefully renovated and remodelled by the current owners 46 Heyes Lane offers spacious and versatile accommodation set across three floors.

On the ground floor a feature of particular note is the stunning open plan living dining kitchen. The kitchen has shaker style units, granite worksurfaces and integrated appliances which opens through to a dining area with French doors and steps down into the bright and spacious family area with bi-folding doors opening onto the garden.

In addition, on the ground floor is the entrance hall, sitting room, living room (with central fireplace), utility room with cloakroom WC off, pantry and integral garage with storage area above.

To the first floor is the principal bedroom with en-suite shower room, two further double bedrooms, family bathroom and separate WC. To the second floor is a landing/study area, fourth bedroom and ample eaves storage.







Externally the property is approached via a driveway offering ample parking and leading to the integral garage. There are immaculately landscaped gardens to the rear which enjoy a sunny southerly aspect. There is a large stone flagged patio accessed from both the dining and family area, lawn and charming mature trees and borders. There are delightful views up onto The Edge.

Situated just a short walk from the village centre which offered everything for day to day needs along with the local train station with links to Manchester and London.

Important Information

What 3 Words – ///retain.ending.edges

Council Tax – Cheshire East Band F

EPC Rating – D (62/76)

Tenure – Leasehold – 906 Years Remaining

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available at the property.

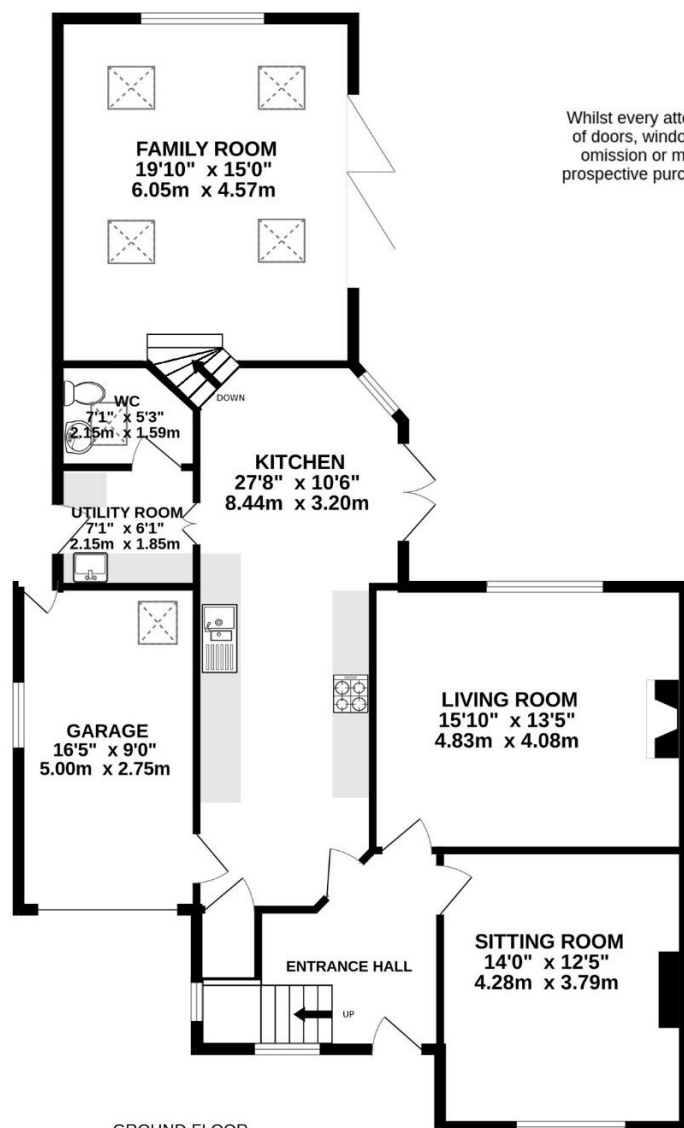
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* 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.



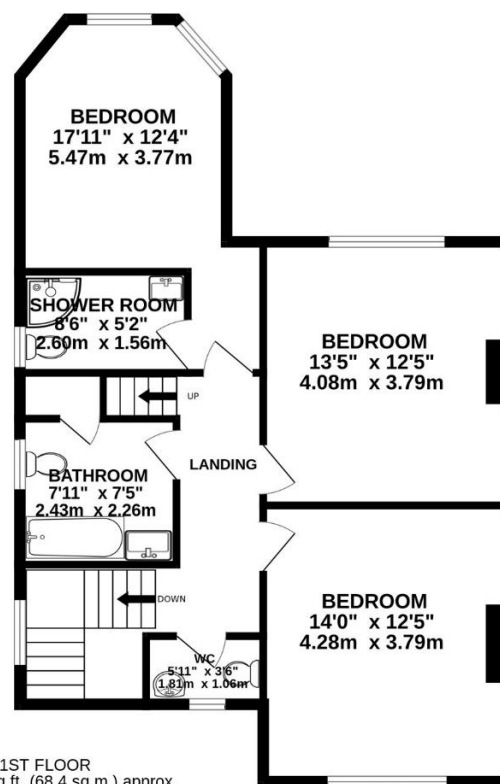


GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.

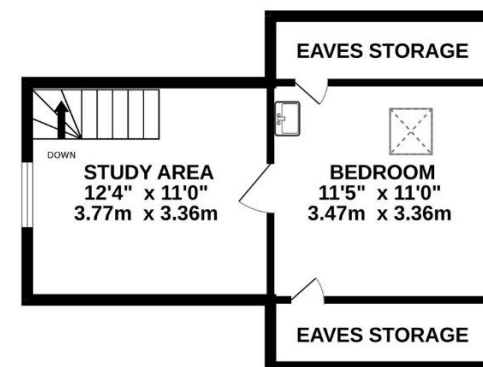
TOTAL FLOOR AREA : 2302 sq.ft. (213.9 sq.m.) approx.

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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1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

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