



63 MOSS LANE, ALDERLEY EDGE, CHESHIRE, SK9 7HP

Andrew J Nowell
& Company



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£1,950 Per Calendar Month

- Heating - Gas central heating
- EPC rating - D (60/74)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood risk - Very Low (Surface water)
- *Mobile - Likely coverage by EE, Vodafone, and O2. Limited coverage by Three.
- Mains - Gas, electric, water and drainage
- Council Tax Band - E (Cheshire East)
- Tenure - Freehold
- *Broadband - Openreach, and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE
- *Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell & Co 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

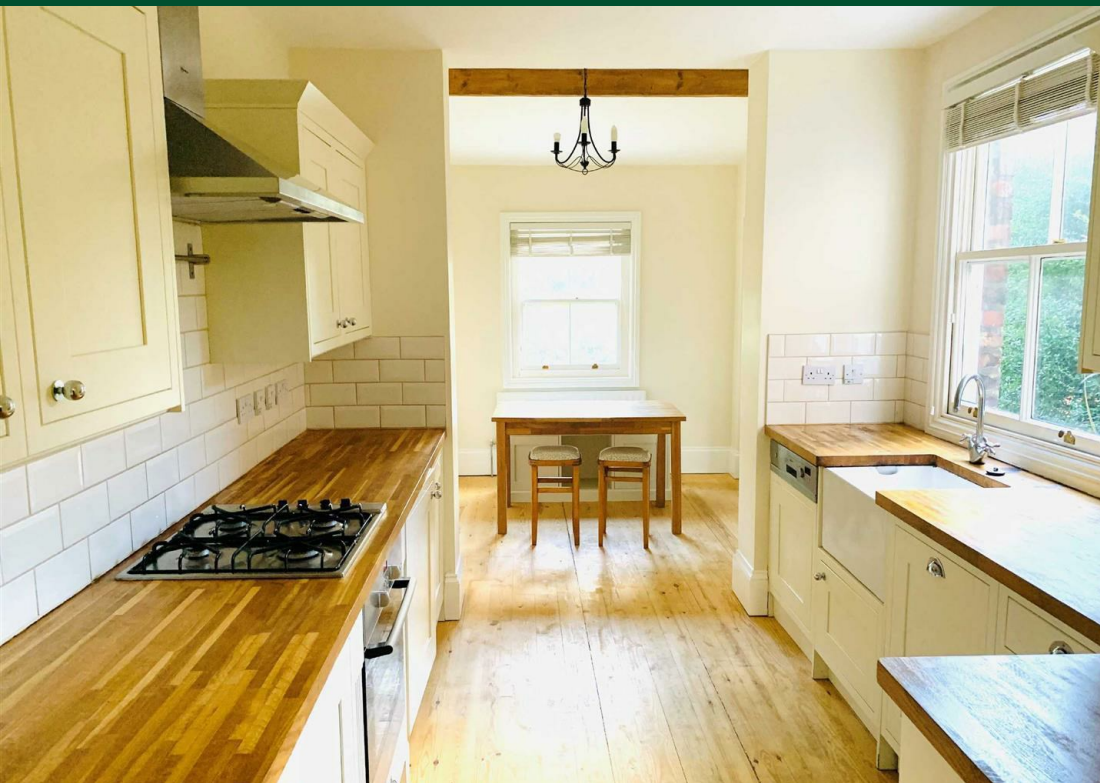




A charming mid terraced period cottage located in the heart of the village which has been tastefully refurbished.

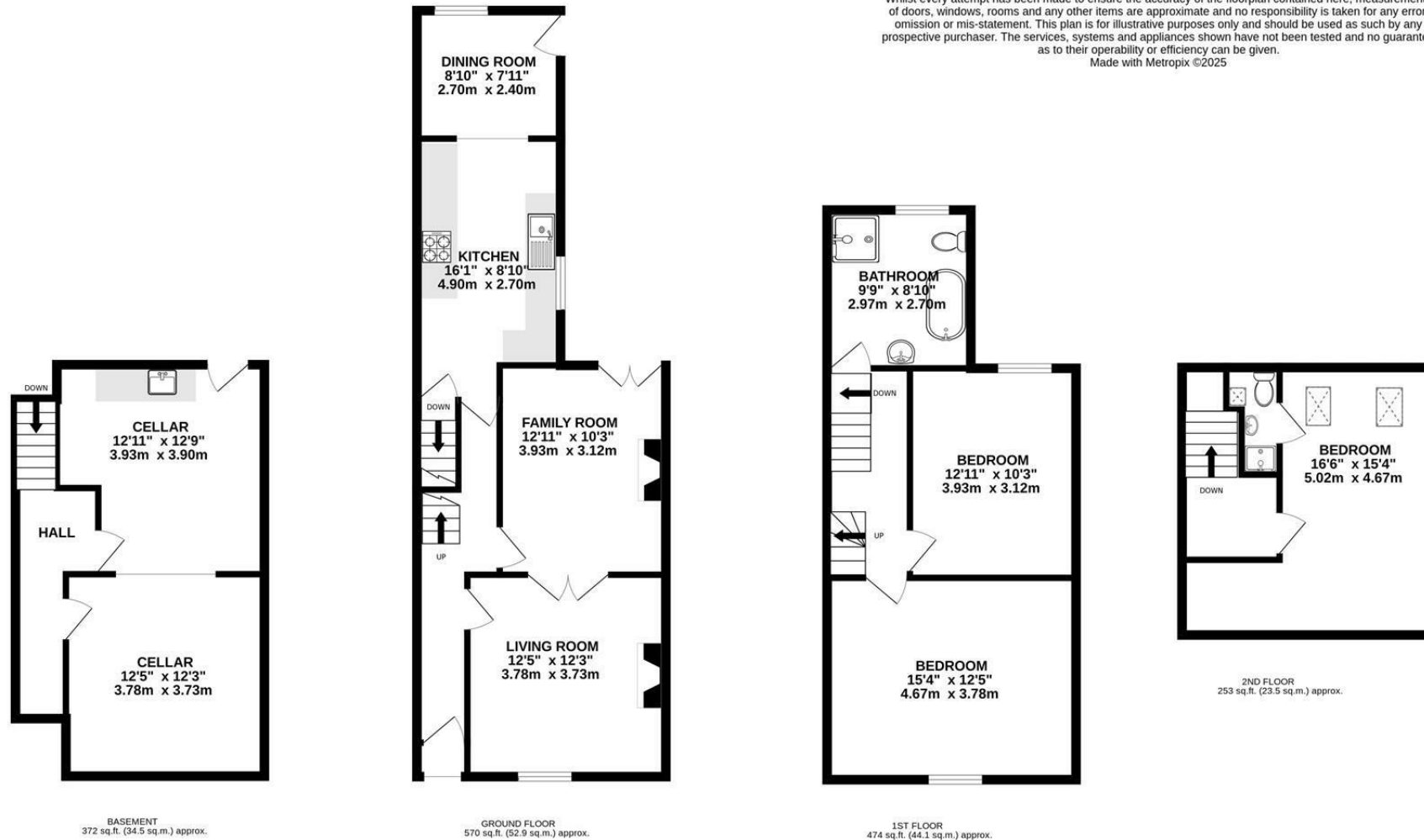
The property comprises of lounge with dining room, both with original log burning fireplaces. Separate fully fitted extended kitchen. Upstairs there are three double bedrooms, one with en suite bathroom and a separate modern family bathroom.

Basement providing further useful storage. Off road parking plus garden to rear. Part Furnished.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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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8 London Road, Alderley Edge, Cheshire, SK9 7JS

mail@andrewjnowell.co.uk

01625 585 905

www.andrewjnowell.co.uk

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& Company