



117 HEYES LANE, ALDERLEY EDGE, CHESHIRE, SK9 7LR

Andrew J Nowell
& Company



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£2,300 Per Calendar Month

- Heating - Gas central heating
- EPC rating - D (55/78)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- Tenure - Freehold
- Mains - Gas, electric, water and drainage - Water meter - TBC
- Council Tax Band - E (Cheshire East)
- **Flood risk - Very Low (Surface water)
- *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
- *Mobile - Likely coverage by EE, Vodafone, and O2. Limited coverage by Three.
- *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





Oak Meadow Cottage has been remodelled and offers spacious and well-balanced accommodation with a wealth of period features still retained.

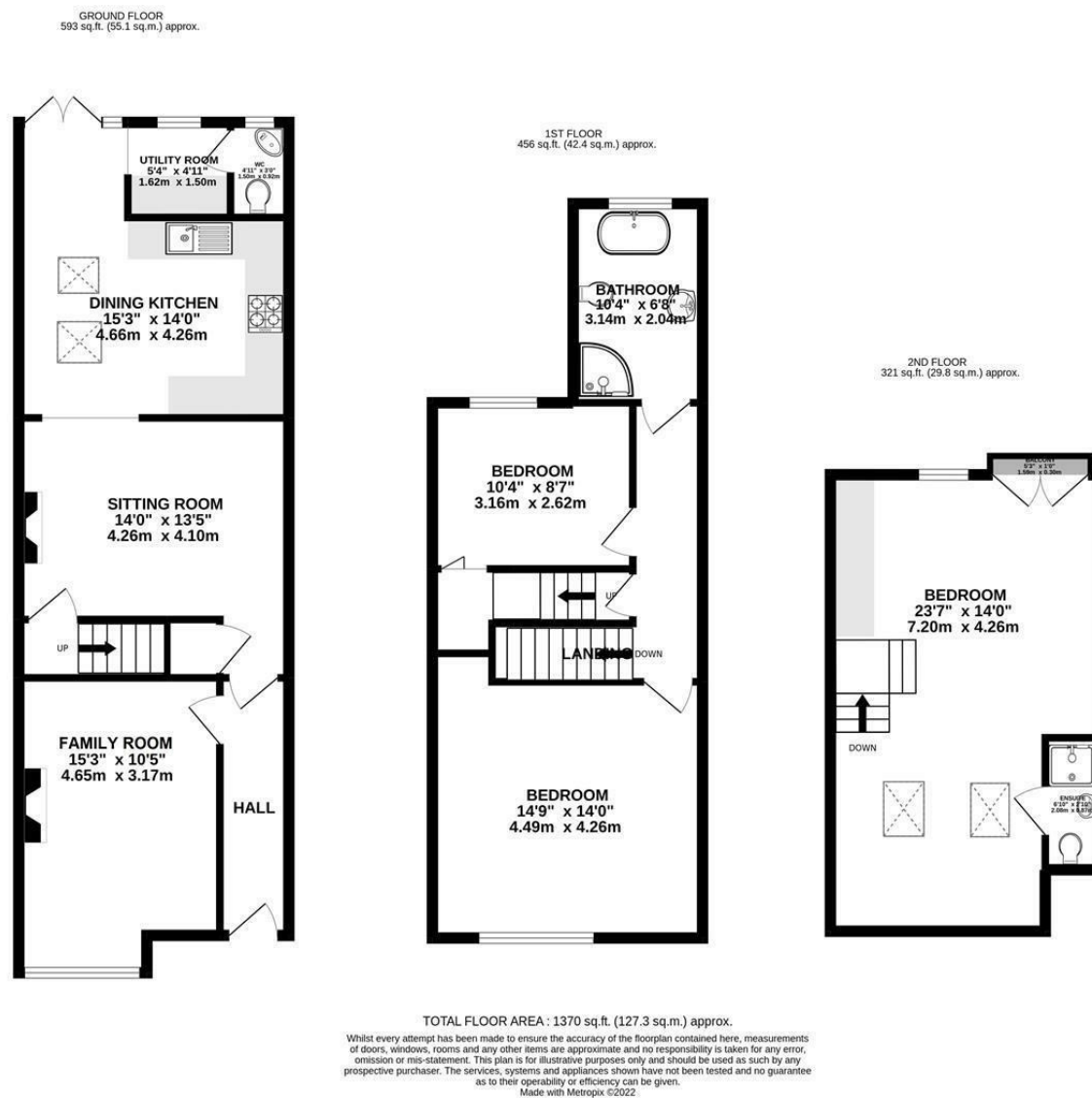
On the ground floor a feature of particular note is the superb dining kitchen with white gloss units, granite worktops and appliances (Hotpoint dishwasher, Smeg five-ring gas stove, Siemens microwave, and Siemens fridge/freezer.

There is an entrance hall, family room, living room with multi-fuel stove, utility area and downstairs WC. The ground floor accommodation all has solid wood floors. On the first floor there are two double bedrooms and the family bathroom.

The family bathroom has a free-standing bath and separate walk-in shower. On the second floor there is a dormer extension which has created a spacious principal bedroom with en-suite shower room, and ample built-in wardrobes plus a Juliet balcony overlooking the garden.

Externally Oak Meadow Cottage is approached via a stone flagged driveway, which provides off road parking for two cars. To the rear there is a walled rear garden currently laid to Astro turf. UNFURNISHED. AVAILABLE: IMMEDIATELY





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