

4 Lydiat Lane
Alderley Edge



Offers Over £550,000

Andrew J Nowell
& Company



4 Lydiat Lane, Alderley Edge, Cheshire, SK9 7HB

Recently modernised semi-detached period property, with a great location in the heart of Alderley Edge with an integrated garage and parking.

- Garden terrace
- Over 1,950 sq ft
- Garage and parking
- No onward chain

A beautifully presented and versatile home offering spacious accommodation arranged over multiple levels, finished with a combination of character features and modern fittings, and perfectly designed to provide both comfort and stylish living throughout.

The main living floor features a well-appointed kitchen (with traditional shaker units and Quartz worksurfaces) with generous dining space, flowing seamlessly into an open-plan living/family area with a wood-burning stove. There is a reception hall which provides flexible use as a snug, home office or formal dining room, while a convenient ground floor WC completes the accommodation on this level.

The first floor offers two generously sized bedrooms, including a principal bedroom benefitting from its own en-suite and walk in wardrobe/dressing room, while a stylish family bathroom fitted with a bath and overhead shower serves the remaining accommodation. There is a large balcony/garden terrace, providing a peaceful outdoor retreat and creating a seamless connection between the interior and exterior of the home.





The loft conversion provides a spacious and characterful room, flooded with natural light from multiple skylights and complemented by exposed wooden beams that add charm – an ideal space for working from home.

The lower ground floor comprises a practical utility area which is beautifully tiled, providing additional functional space along with a storeroom/boot room. From this level, there is direct access to the garage providing parking (plus additional permit parking available) offering convenience and practicality for vehicles and storage.

Lydiat Lane is conveniently located in the heart of Alderley Edge, which offers everything for day-to-day needs along with the local train station.

The property is offered for sale with no onward chain.

Important Information

What 3 Words – [///bolt.navy.loans](http://bolt.navy.loans)

Council Tax – Band E

EPC Rating – D (58/78)

Tenure – Leasehold – 826 Years Remain
Ground Rent - £1 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Permit Parking

Flood Risk*: Very low flood risk

Broadband**: Ultrafast Broadband Available

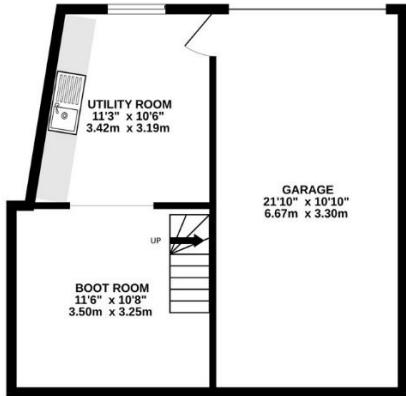
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) Good outdoor, variable in home.

* Information provided by GOV.UK

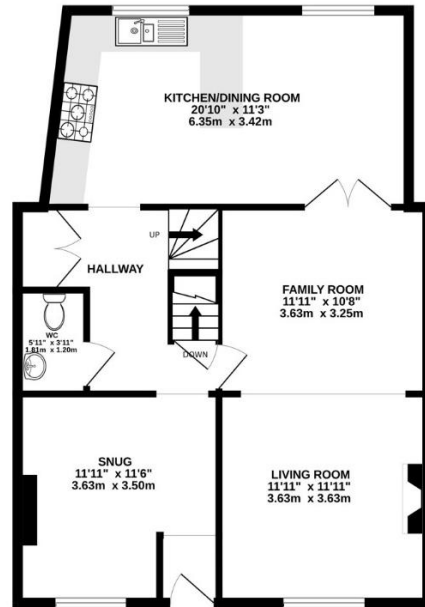
**Information provided by Ofcom checker.

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.

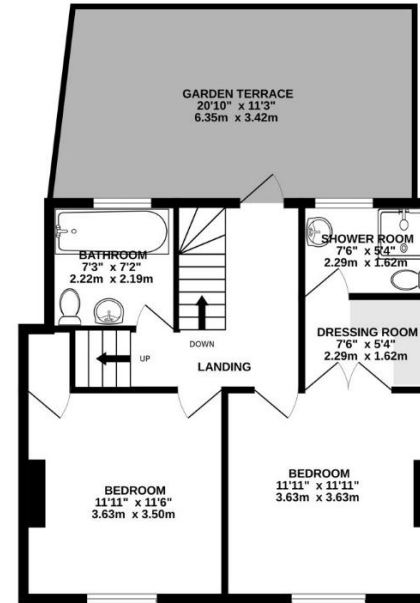
BASEMENT
467 sq.ft. (43.4 sq.m.) approx.



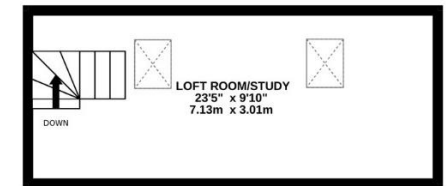
GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1954 sq.ft. (181.5 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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