



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

**Andrew J Nowell**  
& Company





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£2,000 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](http://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



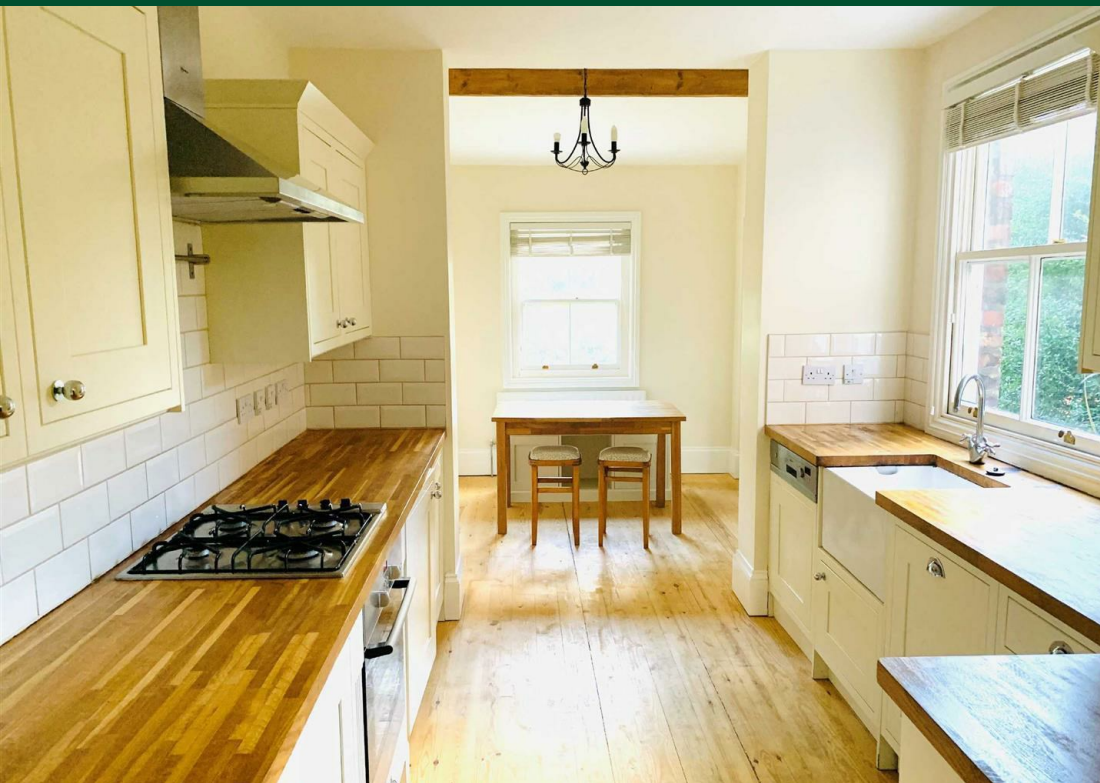




A charming mid terraced period cottage located in the heart of the village which has been tastefully refurbished.

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.



N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.

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