

44 Moss Lane  
Alderley Edge

Guide Price - £540,000

Andrew J Nowell  
& Company







## 44 Moss Lane, Alderley Edge, SK9 7HN

A charming period end terrace cottage on this popular road in the village centre. Immaculately presented extended accommodation finished to a high standard. South facing rear garden and off-road parking.

- Village Location
- Open Living Kitchen
- Period Features
- Extended Accommodation

44 Moss Lane is a delightful end-terrace cottage situated in the heart of Alderley Edge village.

The house offers spacious and well-balanced accommodation throughout finished to a high standard. On the ground floor there is an entrance porch before entering the enclosed hallway, Sitting room with gas fireplace and new wooden sash windows. To the rear of the house the open Living Dining Kitchen. The kitchen is from John Hartwood and has bespoke solid wood shaker style cabinetry with granite worksurfaces and integrated Siemens appliances. There is solid oak flooring with underfloor heating and double doors opening onto the rear garden.

Upstairs there are three well-proportioned bedrooms two with large built-in wardrobes and two bathrooms (1 en-suite). The bathrooms have high quality sanitary ware and bespoke tiling (The main bathroom has underfloor heating). On the second floor there is a large loft storage space with easy access.

The front windows have been replaced with solid oak double glazing. All the bedrooms and the dining area have built in TV points.







Externally the property is approached via a stone flagged driveway providing off road parking for one car.

To the rear there is a stone flagged patio with raised lawn, the rear garden has a southerly aspect and enjoys a great degree of sunlight. There are double French doors from the rear bedroom opening onto a balcony with ample space for seating. There is a ginnel providing external access to the rear garden.

Moss Lane is located just a short walk from Alderley Edge Village. The village is renowned for its excellent schooling, and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.



## Important Information

What 3 Words – /// glaze.soda.sake

Council Tax – Cheshire East Band E

EPC Rating – D (61/77)

Tenure – Leasehold – 825 Yrs remain  
Ground Rent - Peppercorn

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Ultrafast broadband available

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

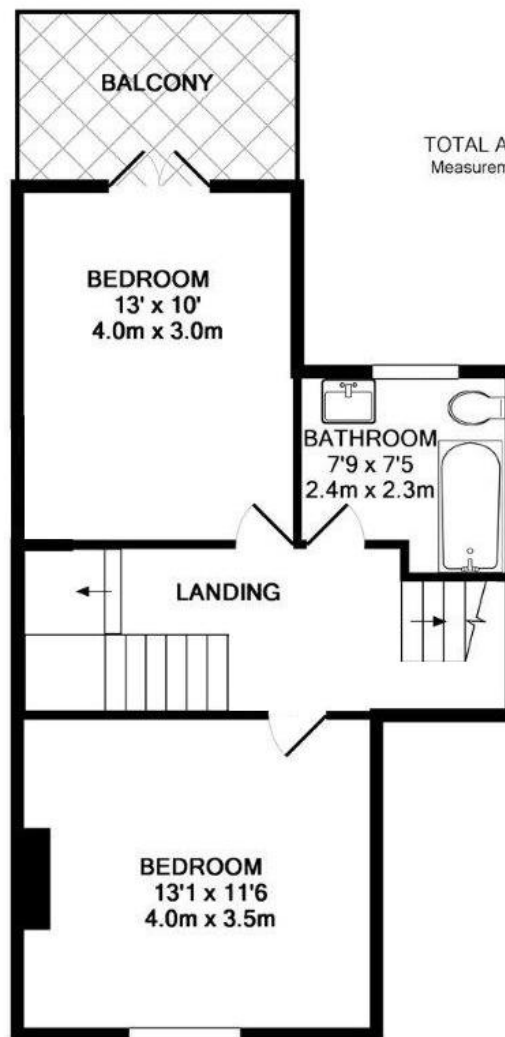
\* Information provided by GOV.UK

\*\*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  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only



2ND FLOOR  
APPROX. FLOOR  
AREA 224 SQ.FT.  
(20.8 SQ.M.)

8 London Road, Alderley Edge, Cheshire SK9 7JS

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