



48 Moss Lane
Alderley Edge

Guide Price - £515,000

Andrew J Nowell
& Company



48 Moss Lane, Alderley Edge, SK9 7HN

An immaculately presented period semi-detached residence within easy walking distance of the village with fabulous views of the Edge from the balconied principal bedroom.

- Tom Howley Kitchen
- Off Road Parking
- South Facing Garden
- No onward chain

48 Moss Lane is an exciting opportunity to acquire an extended period home which has been meticulously updated with the potential to further reimagine spaces.

Approached by a stone flagged driveway which offers off road parking there is an entrance hall area which leads to a spacious living room featuring a central fireplace and log burning stove.

The kitchen and dining area features a fabulous open plan Tom Howley kitchen with central island, breakfast bar, stunning marble work surfaces and ample storage space throughout, with large French doors to the garden and a roof lantern over the built in bench seating area and underfloor heating.

To the first floor the principal bedroom with wooden floors, features exposed brickwork and bi-fold doors to the balcony providing stunning views of the edge. In addition is the second double bedroom and a recently re-fitted bathroom with contemporary fittings and bespoke tiling





To the rear of the property is a good sized enclosed sunny garden featuring a stone flagged patio with raised seating area and low maintenance astro turf lawn.

Moss Lane boasts a desirable position a short walk from both the village centre along with walking routes up onto The Edge a well know beauty spot. The village offers everything for day to day needs along with the local train station with links to Manchester and London.

Important Information

What 3 Words – [///shelf.spice.speech](https://shelf.spice.speech)

Council Tax – Cheshire East Band D

EPC Rating – D (66/87)

Tenure – Leasehold – 824 Years remaining
Ground Rent - £4 per year

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very Low Risk of flooding

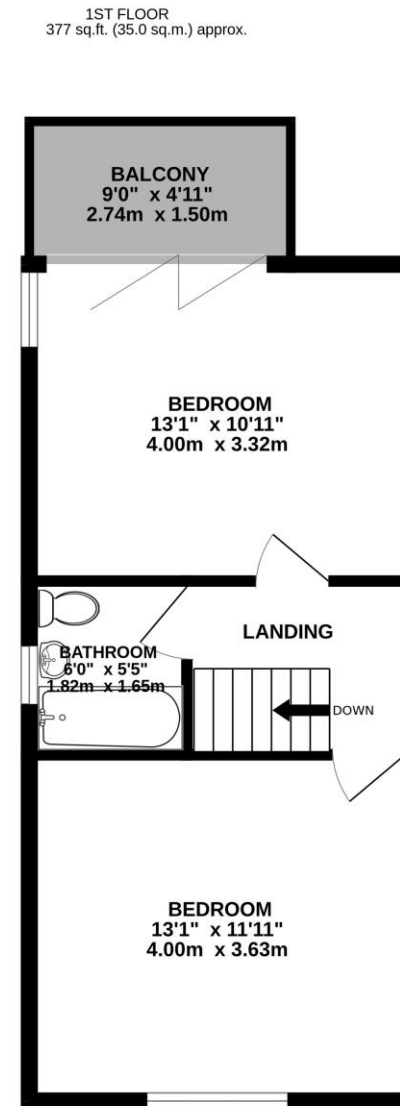
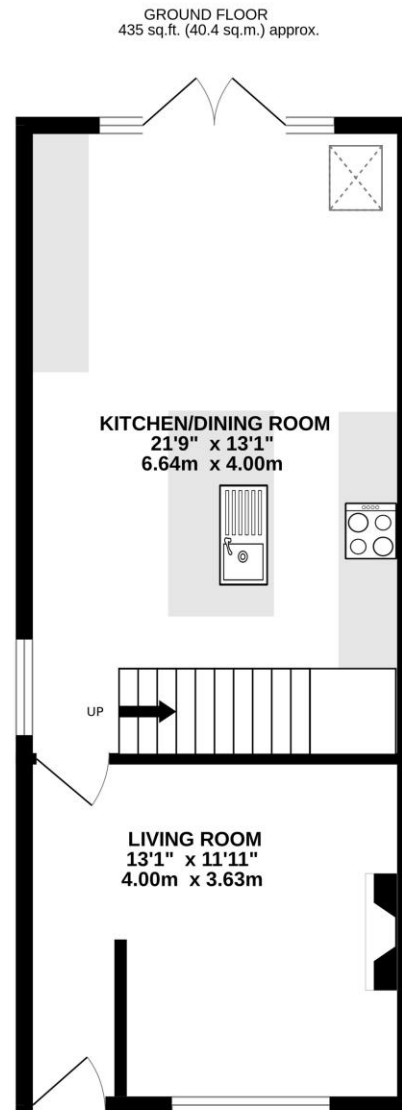
Broadband**: Ultrafast broadband available

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

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

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