



## 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.

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.

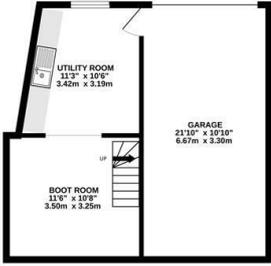
The main living floor features a well-appointed kitchen (with traditional shaker units and Quartz worksurfaces) with generous dining space, flowing seamlessly into an open-plan living/family area with a wood-burning stove. There is a reception hall which provides flexible use as a snug, home office or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

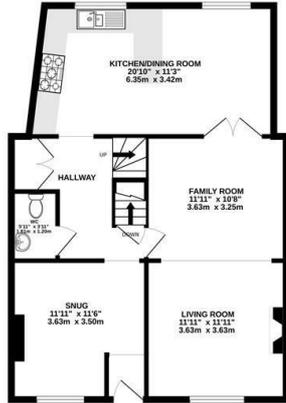
- Walking distance from Alderley Edge
- Recently renovated with high quality fixtures and fittings
- First floor garden terrace
- Utility Room, Boot Room & Garage
- Two Double Bedrooms & Two Bathrooms
- Loft Room/Office
- No Onward Chain

**Guide Price £595,000**

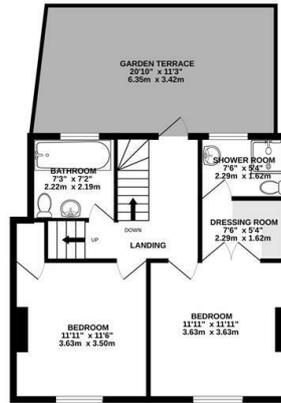
**BASEMENT**  
467 sq.ft. (43.4 sq.m.) approx.



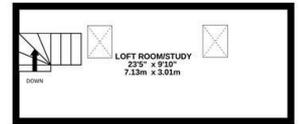
**GROUND FLOOR**  
746 sq.ft. (69.3 sq.m.) approx.



**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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