



CHERRY TREE HOUSE GREYSTOKE DRIVE, OFF DAVEY LANE, ALDERLEY EDGE,
CHESHIRE, SK9 7NZ

Andrew J Nowell
& Company



CHERRY TREE HOUSE GREYSTOKE DRIVE, OFF DAVEY LANE, ALDERLEY EDGE, CHESHIRE, SK9 7NZ

£8,500 Per Calendar Month

- Substantial Victorian Family Home
- Village Location
- Gated Driveway and Garage
- Large South Facing Garden
- Immaculately Presented

An impressive Victorian Detached family residence with large south facing garden situated a short walk from the village centre.

Extending to just under 5,500 square feet of versatile accommodation and set back behind Electric gates this spacious property comprises of Entrance Hall, Lounge, Dining Room, Snug, Impressive Kitchen/Diner with French doors leading onto Patio area and large private rear garden. To the upstairs principal bedroom suite, with dressing room and en-suite, a further four double Bedrooms and two bathrooms (1 en-suite). The lower ground floor has a hallway, games room and large storage rooms.

The property has been immaculately maintained and offers spacious accommodation with an abundance of charm and period features. Externally the property boasts ample off road parking and a large private south facing rear garden mainly laid to lawn with a large stone flagged patio.





Situated in the heart of Alderley Edge which offers everything for day-to-day needs along with the local train station with rail links to Manchester and London.

Important Information

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - D (59/68)

Council Tax Band - H (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

Water meter - TBC

*Mobile - Coverage by EE, Three, O2, and Vodafone. Limited Coverage indoors with Three

*Broadband - Ultrafast broadband available at the property

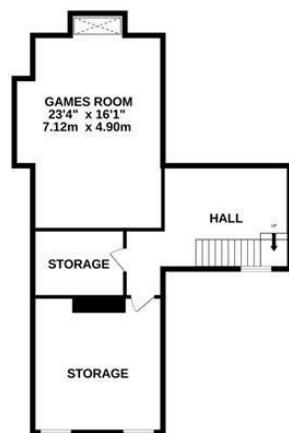
**Flood risk - Very Low (Surface water)

*Information provided by Ofcom checker.

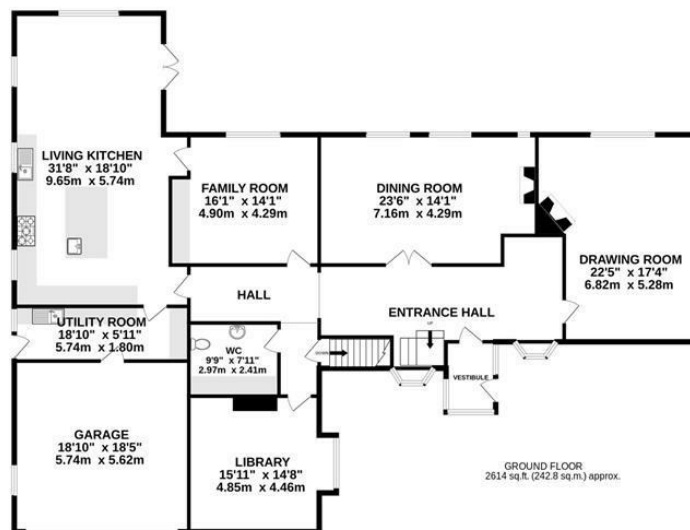
**Information provided by GOV.UK

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a property.

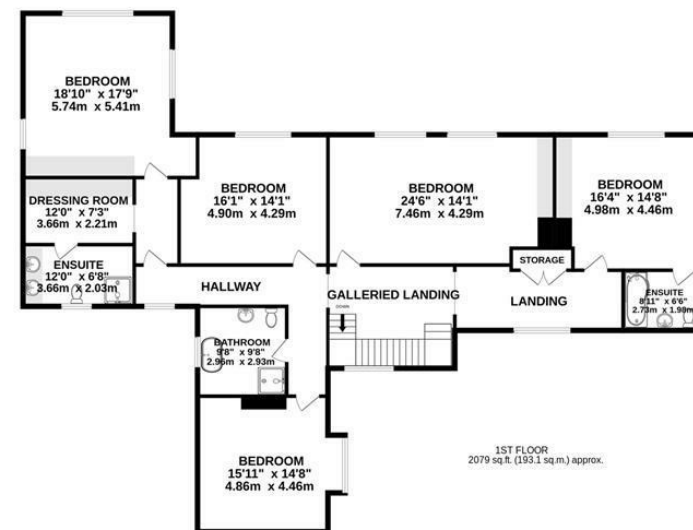




BASEMENT
781 sq.ft. (72.5 sq.m.) approx.



GROUND FLOOR
2614 sq.ft. (242.8 sq.m.) approx.



1ST FLOOR
2079 sq.ft. (193.1 sq.m.) approx.

TOTAL FLOOR AREA : 5473 sq.ft. (508.5 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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8 London Road, Alderley Edge, Cheshire, SK9 7JS

mail@andrewjnowell.co.uk

01625 585 905

www.andrewjnowell.co.uk

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& Company