



95 HEYES LANE, ALDERLEY EDGE, SK9 7LW

Andrew Nowell
& Company



95 HEYES LANE, ALDERLEY EDGE, SK9 7LW

£2,150 Per Month

- Village Location
- Three Double Bedrooms
- Electric Car Charger
- Off Road Parking

A charming end terrace property which has undergone significant updating and remodelling and boasts spacious accommodation with an abundance of charm and character features.

Entrance Hall, Living Room (with central fireplace), Dining Room (with log burning stove), modern kitchen with quartz worksurfaces and integrated appliances (and hot water tap). Upstairs, three double bedrooms all with fitted wardrobes and the family bathroom. Externally there is off road parking (with electric car charger) and a rear stone flagged patio and lawned area with charming walled border.





Important Information

What3Words - [///bats.earth.ample](http://bats.earth.ample)

Parking - Off road parking

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - D (63/80)

Council Tax band - D (Cheshire East)

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

**Flood Risk - There is a very low flood risk for this property.

*Broadband - Ultrafast broadband available at the property

*Mobile - Likely coverage by EE, O2, Three and Vodafone. Limited coverage indoors

* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK



Heyes Lane
 Total Approx. Floor Area
 Main House = 1229 Sq.ft. (114.2 Sq.M)

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error.



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.

8 London Road, Alderley Edge, Cheshire, SK9 7JS

mail@andrewjnowell.co.uk

01625 585 905

www.andrewjnowell.co.uk

Andrew J Nowell
 & Company