

63 Brook Lane
Alderley Edge



Guide Price £535,000

Andrew J Nowell
& Company



63 Brook Lane, Alderley Edge, SK9 7RU

A deceptively spacious four-bedroom mid terrace home with a wealth of charm and original features ideally situated between Alderley Edge and Wilmslow.

- 4 Bedrooms
- Overlooking Golf Course
- Summer House
- South Facing Garden

This charming home has been remodelled and renovated by the current owner and extends to nearly 1,250 sqft.

On the ground floor is a large sitting room with feature fireplace with gas fire which leads through to the open dining kitchen, the dining area has exposed beams and a beautiful original fireplace with exposed brick. The kitchen has shaker units with peninsula, central rangemaster cooker with mirrored splashback and Belfast sink.

To the first floor is the principal bedroom suite with en-suite shower room and fitted wardrobes. There are two further double bedrooms and the family bathroom. Both bathrooms have recently been refitted with contemporary fittings and bespoke tiling.

The second floor has been converted to a fourth bedroom with ample fitted storage.



Externally the property boasts an immaculate south facing, landscaped garden with stone flagged patio and astro turf lawn. The garden has venetian fencing with built in atmospheric lighting; there is a detached summer house/studio with light, power and WIFI connection perfect for a home office or gym.

Situated a short distance from the centres of Alderley Edge and Wilmslow and a short walk from the popular café Brook Lane Coffee Co. Number 63 boasts a delightful open aspect across the neighbouring golf club.

Important Information

What 3 Words - [///knees.define.rugs](http://knees.define.rugs)

Council Tax - Cheshire East Band D

EPC Rating - E (54/81)

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: On Street (The vendors also park at the nearby golf club at a cost of £25/month)

Flood Risk: Very Low Risk of Flooding - Information provided by GOV.UK

Broadband*: Ultrafast Broadband Available

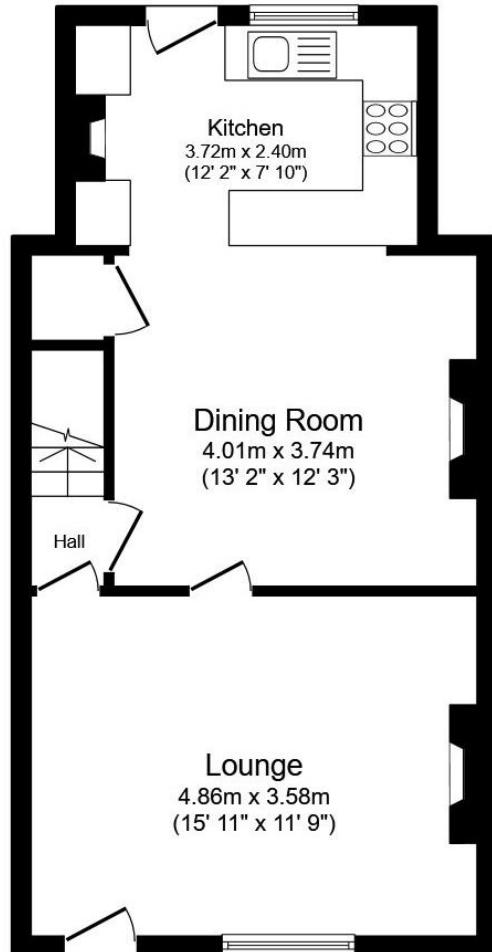
Mobile Coverage* -

EE - Good outdoor and in home / 02 - Variable outdoor / Three - Good Outdoor / Vodafone - Good Outdoor

*Information provided by Ofcom checker.

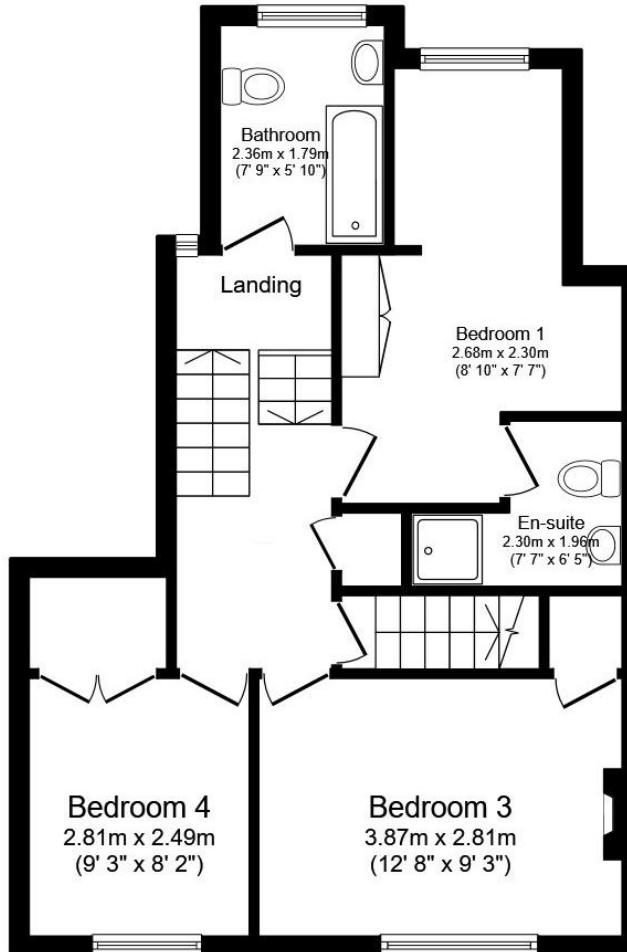
There is a right of way for the neighbouring property for access for bins & garden maintenance.

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.



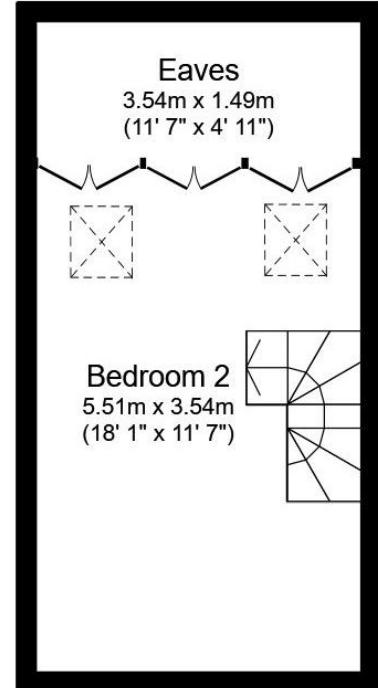
Ground Floor

Floor area 45.4 sq.m. (489 sq.ft.)



First Floor

Floor area 50.5 sq.m. (544 sq.ft.)



Second Floor

Floor area 19.8 sq.m. (213 sq.ft.)

Total floor area: 115.7 sq.m. (1,245 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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