



63 MOSS LANE, ALDERLEY EDGE, CHESHIRE, SK9 7HP

**Andrew J Nowell**  
& Company



## 63 MOSS LANE, ALDERLEY EDGE, CHESHIRE, SK9 7HP £1,950 Per Calendar Month

- Village Location
- Period Home
- Three Bedrooms
- Off Road parking

A charming mid terraced period cottage located in the heart of the village which has been tastefully refurbished.

The property comprises of lounge with dining room, both with original log burning fireplaces. Separate fully fitted extended kitchen. Upstairs there are three double bedrooms, one with en suite bathroom and a separate modern family bathroom.

Basement providing further useful storage. Off road parking plus garden to rear. Part Furnished.





## Important Information

What3Words - <///view.label.gangs>

Parking - Off road parking

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - D (66/76)

Council Tax band - E (Cheshire East)

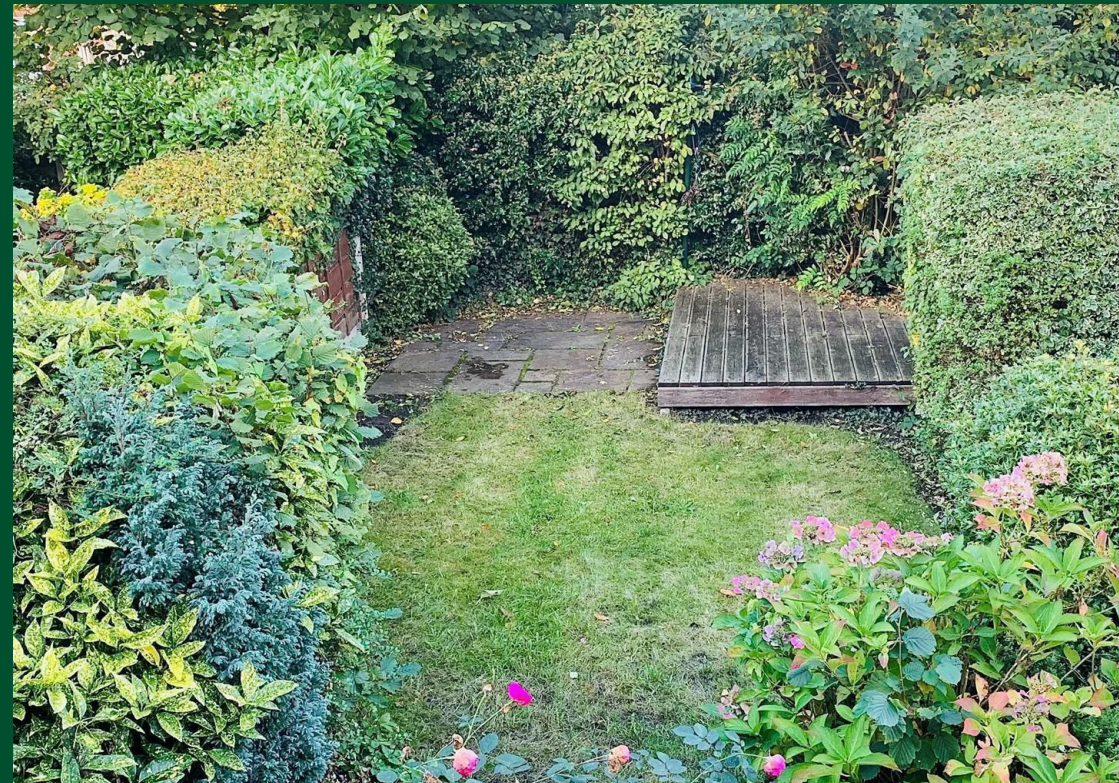
Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)

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

\*Broadband - Ultrafast broadband available at the property

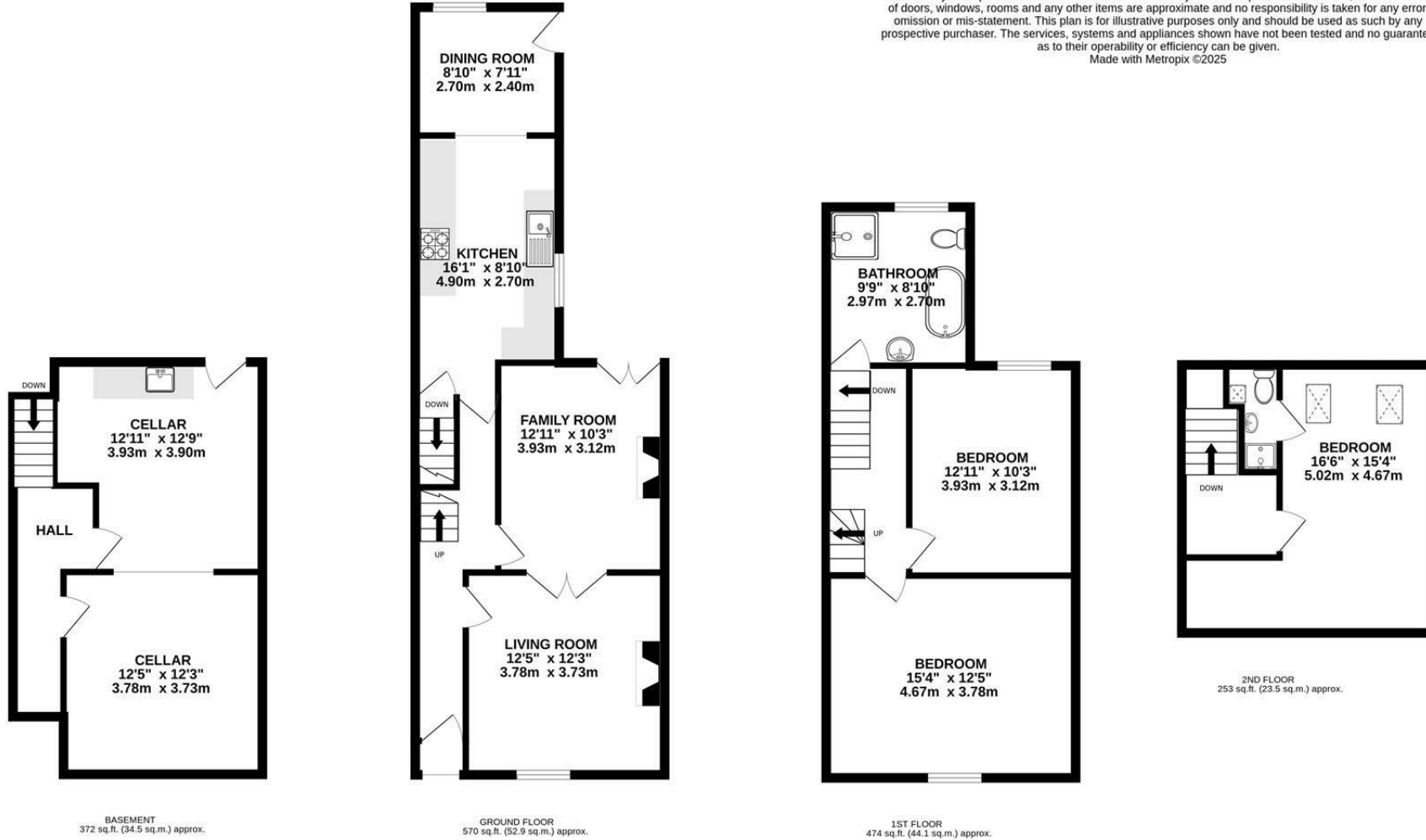
\*Mobile - Likely coverage by EE, O2, Three and Vodafone. Limited coverage indoors

\* 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



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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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