



4 LYDIAT LANE, ALDERLEY EDGE, CHESHIRE, SK9 7HB

Andrew Nowell  
& Company



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£2,100 Per Calendar Month

- Walking distance from Alderley Edge
- Cellars and Loft Room
- First floor terrace
- Garage

A stylishly presented semi detached period property located in a FANTASTIC LOCATION in the heart of Alderley Edge. The property further benefits from a private first floor TERRACE, integrated GARAGE/PARKING.

Large open plan lounge/reception room with WOOD BURNING STOVE, second living room, dining kitchen, downstairs wc, principal bedroom with en suite and dressing area, second double bedroom, family bathroom, 2nd floor office, basement room/utility room, integrated garage/parking.





### Important Information

What 3 Words - [///bolt.navy.loans](http://bolt.navy.loans)

Council Tax - Band E

EPC Rating - D (58/78)

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Permit Parking

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

Flood Risk\*: Very low flood risk

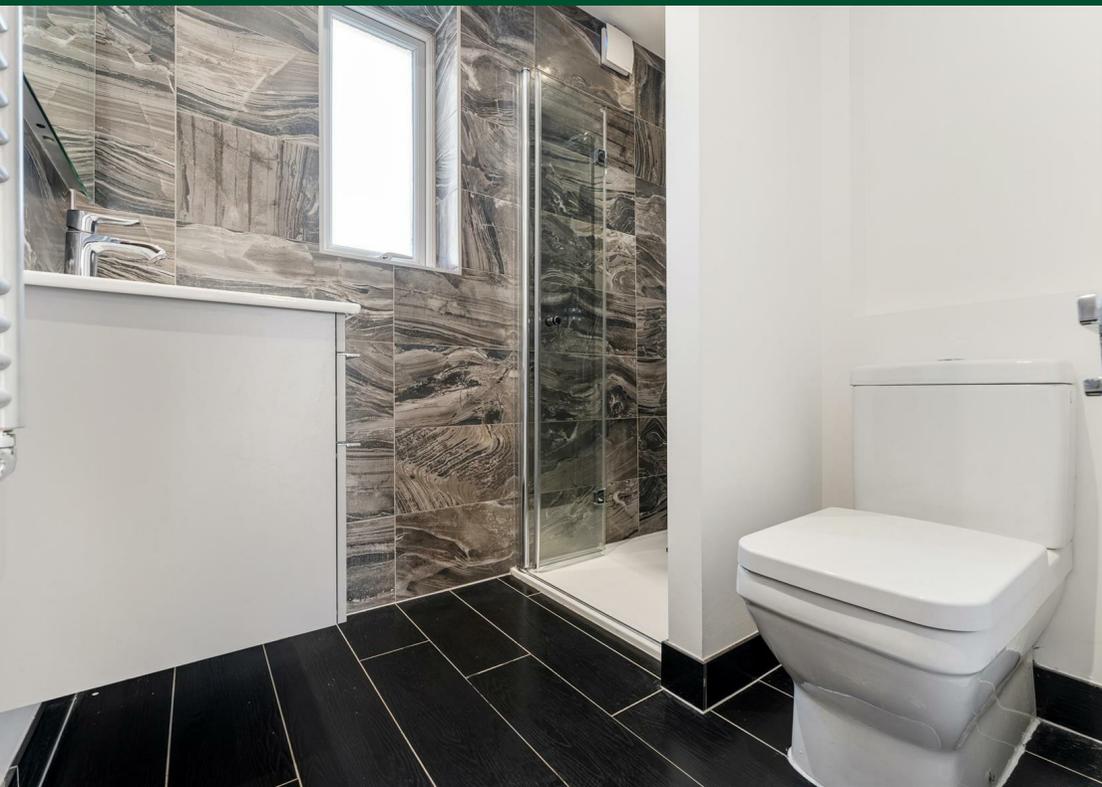
Broadband\*\*: Ultrafast Broadband Available

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) Good outdoor, variable in home.

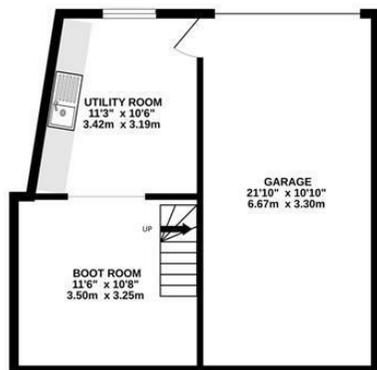
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

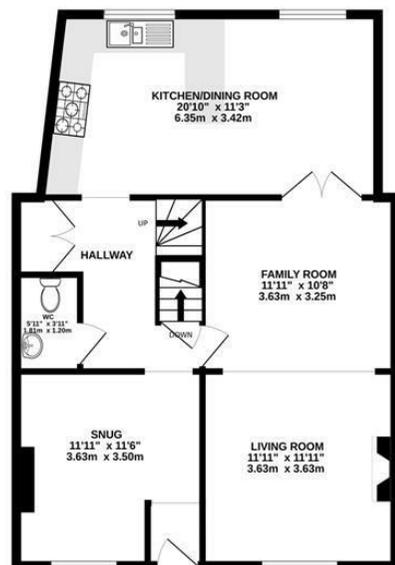
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a property.



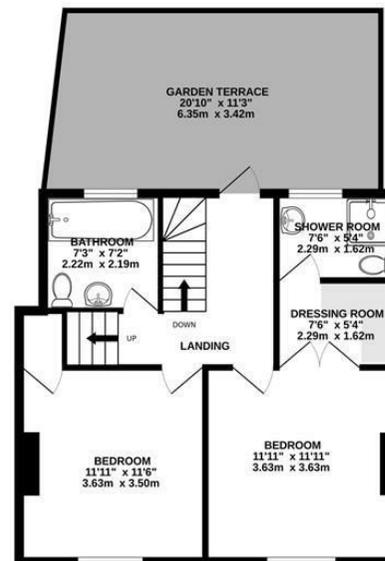
**BASEMENT**  
467 sq.ft. (43.4 sq.m.) approx.



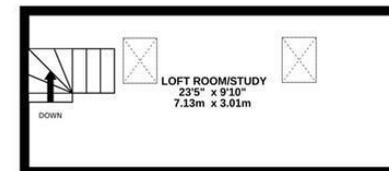
**GROUND FLOOR**  
746 sq.ft. (69.3 sq.m.) approx.



**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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