



10 Maple Road, Alderley Edge, SK9 7PW

*mosley jarman*

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**£1,600 Per Calendar Month**

- A RECENTLY ENHANCED AND MODERNISED END MEWS HOME
- DESIRABLE CONVENIENT POSITION CLOSE TO THE VILLAGE
- STYLISH SPACIOUS ACCOMMODATION
- THREE GENEROUSLY SIZED BEDROOMS
- A FABULOUS NEW DINING KITCHEN WITH APPLIANCES
- MODERN RE-FITTED WHITE BATHROOM
- SEPARATE LIVING ROOM
- LANDSCAPED REAR GARDEN WITH OUTBUILDINGS
- OFF-ROAD PARKING
- OFFERED FOR SALE WITH NO CHAIN





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Recently renovated to a high standard, this attractive end mews house offers spacious stylish living, along with a convenient setting minutes from Alderley Edge village. Thoughtfully enhanced, the upgraded accommodation with a new roof, upvc double glazing, a superb well-appointed fitted dining kitchen, a modern white fitted bathroom, gas central heating and electrical wiring, to name but a few. Internally, the accommodation consists of an entrance hallway, a separate living room and the dining fitted kitchen, with integrated appliances including a fridge, freezer, washing machine, cooked and hob. French doors give access into the landscaped rear garden, with an Indian stone patio and new lawn. On the first floor, there are three generously sized bedrooms and the re-fitted white bathroom. Off-road parking is provided by the loose stone driveway, with a recently laid pathway giving access down the side and then on into the rear of the property, which has been transformed with a new Indian stone patio, new lawn and a pathway to the brick built store/outbuildings. UNFURNISHED. AVAILABLE: IMMEDIATELY

**Important Information**

Council Tax Band: C

EPC grade: F. Please note that the property was graded prior to recent improvements.

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*

Mobile Coverage\*\*: Mobile coverage at the property available with all main providers\*. Some limited indoor coverage.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: Contact agent.

Tenure: Freehold

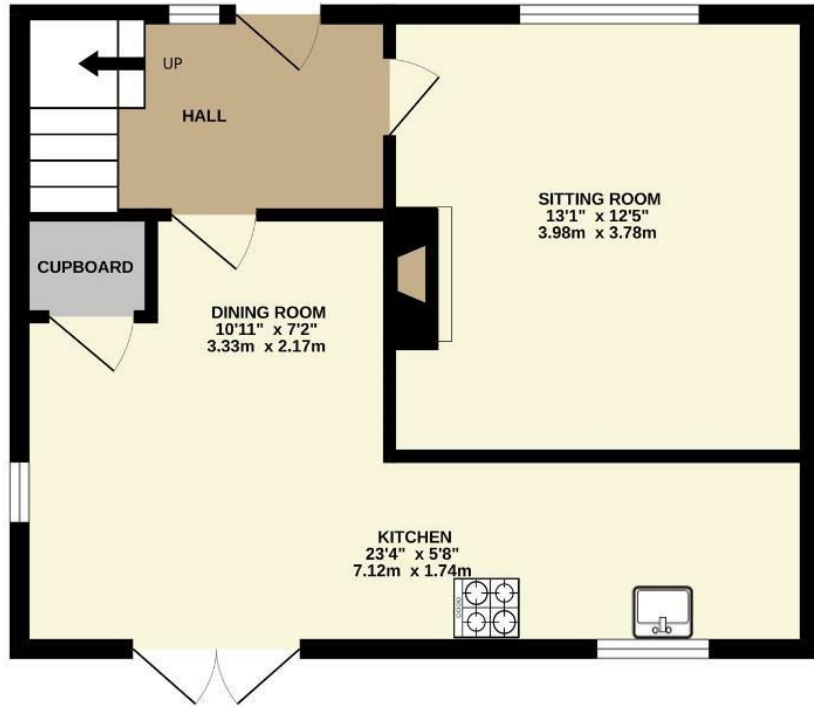
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

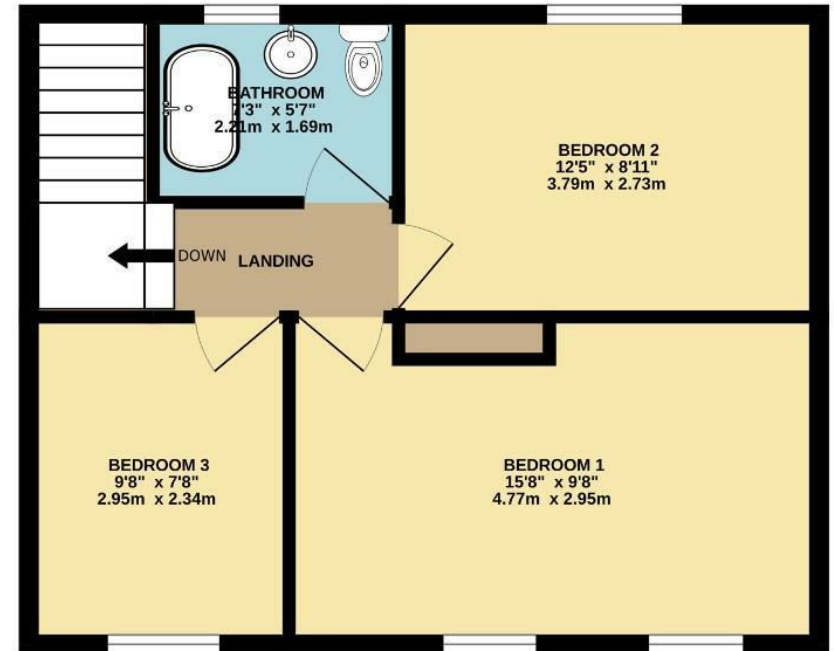
The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



**GROUND FLOOR**  
431 sq.ft. (40.1 sq.m.) approx.



**1ST FLOOR**  
435 sq.ft. (40.4 sq.m.) approx.



**TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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