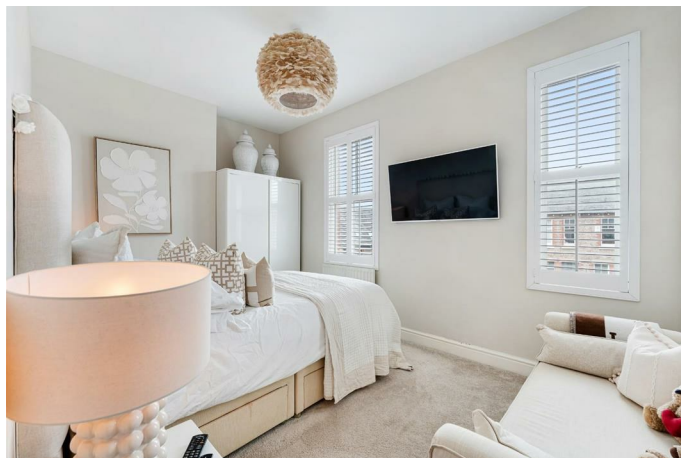


108 Brook Lane

Alderley Edge, SK9 7RU



mosley jarman



108 Brook Lane, Alderley Edge, SK9 7RU

Guide Price £650,000

Recently transformed with a stunning living-dining kitchen extension, this handsome Victorian semi-detached house offers stylish high-quality living along with a desirable convenient location equidistant to both Alderley Edge village and Wilmslow Town Centre.

Ideal for those looking for a 'showcase' period home, this attractive house has been lavishly enhanced in recent years with a particularly large living-dining kitchen with aluminium 'Crittall' styled doors into the garden and living room, plus tasteful decorations throughout.

The accommodation consists of a welcoming hallway with herringbone styled flooring running through this and the whole ground floor. As mentioned above, there is a separate living room with a feature period fireplace, then the huge impressive kitchen, a handy utility room and wc.

Whilst to first floor, there are three bedrooms and a recently upgraded luxurious bathroom suite with a separate shower cubicle.

Please note that planning permission has been passed in 2023 for a second floor loft conversion, offering a tempting solution for even more space. (Cheshire East Planning Ref: 22/4380M).

- A PARTICULARLY HANDSOME VICTORIAN SEMI-DETACHED HOUSE
- STUNNING LIVING-DINING KITCHEN
- THREE BEDROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- LANDSCAPED SECLUDED REAR GARDEN
- DRAMATICALLY EXTENDED TO THE REAR
- SEPARATE LIVING ROOM
- LUXURIOUS FITTED BATHROOM
- EXCELLENT PRESENTATIONS THROUGHOUT
- CLOSE TO BOTH ALDERLEY EDGE & WILMSLOW TOWN CENTRE



THE LOCATION

108 Brook Lane enjoys a prime position between the sought-after villages of Alderley Edge and Wilmslow, offering the perfect balance of countryside surroundings and excellent connectivity. The property is ideally located for a wide range of highly regarded local schools, boutique shops, restaurants, and leisure facilities, while nearby Alderley Edge and Wilmslow train stations provide regular direct services to Manchester and London. Surrounded by beautiful Cheshire countryside yet conveniently placed for commuter links and Manchester Airport, the location is perfectly suited to modern family living.

GROUNDS & GARDENS

IMPORTANT INFORMATION

Council Tax Band: D

EPC grade: TBC

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/side of the property.

Tenure: Freehold. There is a £12 PA chief rent.

* 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.

If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

Postcode: **SK9 7RU**

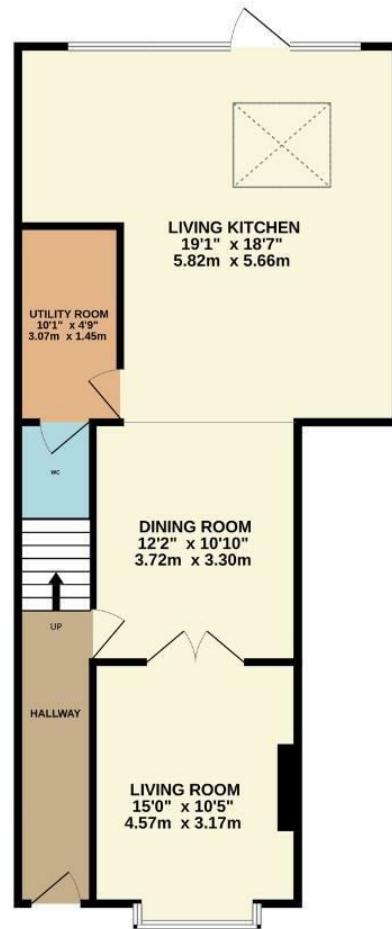
What 3 Words: **stilted.cities.enhance**

Council Tax Band: **D**

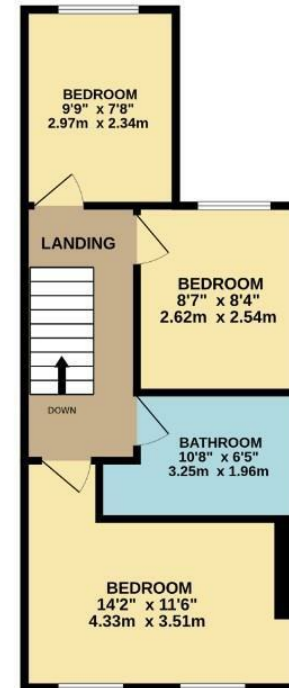
EPC Rating: **DTBC**

Tenure: **Freehold**

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.