

91 Moss Lane
Alderley Edge, SK9 7HP

FOR SALE
M
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WILKESON
01625 444899
www.mosleyjarman.co.uk

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91 Moss Lane, Alderley Edge, SK9 7HP

£475,000

Video Tour available - A extended three-bedroom, bay-fronted semi-detached home, ideally located in the sought-after central Alderley Edge location, within walking distance of the village and train station. This charming property boasts UPVC double glazing, gas-fired central heating powered by a new combination boiler, off-road parking, and a South-facing garden. A new roof has also recently been installed, offering peace of mind for future owners.

While the property is well-maintained and benefits from key updates, it would benefit from some cosmetic updating, allowing the next owner to personalise the interiors to their taste.

Additionally, the home is offered for sale with no onward chain.

The accommodation comprises a welcoming entrance hallway with a downstairs WC, a spacious living room featuring a bay window, and a dining kitchen that steps down into a family room. The family room benefits from bi-fold doors that open out to the terrace and garden, enhancing the connection between indoor and outdoor living.

On the first floor, a landing leads to three well-proportioned bedrooms, including two double bedrooms both with fitted wardrobes (one with loft access via a pull-down ladder—the loft is fully boarded) and one single bedroom. A contemporary shower room completes the accommodation, offering a walk-in shower with underfloor heating, a rainwater showerhead, and fully tiled walls and floors, providing a modern and stylish finish.



- Extended three bedroom family home
- Sought-after central Alderley Edge location
- Walking distance of the village and train station
- No onward chain
- Off road parking
- South facing garden
- Extremely well presented throughout
- Contemporary shower room
- Modern dining kitchen and down stairs wc
- Two reception rooms



The Grounds & Gardens

At the front of the property, there is a driveway offering off-road parking. The rear garden is an appealing South-facing space, mostly laid to lawn and bordered by mature hedging. It features a spacious decked terrace, perfect for outdoor entertaining.

The Location

The property occupies a highly desirable position within easy walking distance of the Village Centre. Alderley Edge Village offers an array of excellent shops & fine restaurants. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London via Wilmslow mainline train station.

Important Information

Council Tax Band: D

EPC grade: D

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: TBC

Water Metre- Present at Property

Approved Planning Permission Cheshire East Council 2015 ref. 15/3092M & 11/0966M

Tenure: Leasehold- 998 year lease from 1934- ground Rent £4 per annum

^{*} 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.

Postcode: **SK9 7HP**

What 3 Words: **solid.stuff.button**

Council Tax Band: **D**

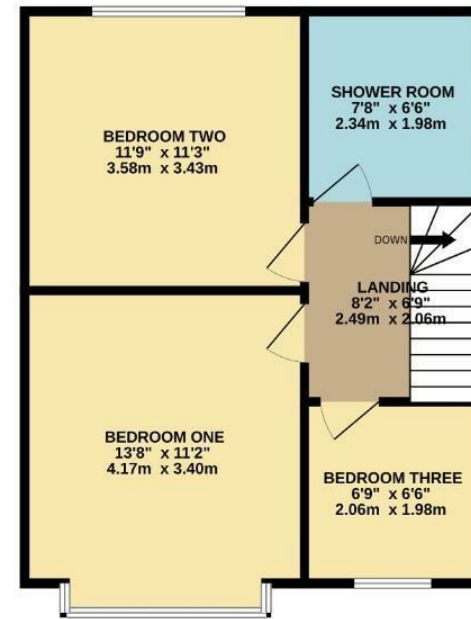
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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