

27 Chorley Hall Lane

Alderley Edge, SK9 7EU



mosley jarman



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£515,000

Nestled in the heart of Alderley Edge, this charming two-bedroom, two-bathroom mid terraced house on Chorley Hall Lane offers a delightful blend of period features and modern living. The property is ideally situated within walking distance of the train station, local parks, vibrant bars, restaurants, and reputable schools, making it perfect for families and professionals alike.

As you enter, you are greeted by an entrance hall that leads to a spacious living room, complete with built in storage cupboard in the alcove. The heart of the property is undoubtedly the modern living dining kitchen, which has been thoughtfully extended to create a bright and airy space. The original fireplace with tiled surround and slate hearth adds to the original charm of the property. The kitchen boasts a rain sensor electric Velux window and bifolding doors that open onto a south-facing rear patio, perfect for enjoying sunny afternoons and entertaining guests.

The two double bedrooms are generously sized, each featuring fitted storage to maximise space and convenience. Both bedrooms benefit from their own ensuite bathrooms, with one also featuring a Velux window, ensuring ample natural light throughout.

Additionally, the property includes a cellar with a utility cupboard and a convenient w.c., providing extra storage and functionality.

The property benefits from plantation shutters in multiple rooms and air conditioning in the living dining kitchen & principle bedroom. This delightful home combines the charm of its period style with the comforts of modern living, making it an ideal choice for those seeking a stylish and convenient lifestyle in one of Cheshire's most sought-after locations. Don't miss the opportunity to make this lovely property your new home.



- Two double bedrooms
- Modern extended dining kitchen
- South-facing rear patio
- Walk to train station
- Close to schools and park
- Two en-suite bathrooms
- Original features
- Central Alderley Edge spot
- Near local bars and eateries
- Viewing highly recommended



The Grounds & Gardens

The property benefits from screening at the front, with plants and slated borders, with a tiled gated pathway leading the front door. At the rear of the property, there is a private, south facing walled patio with access via the neighbouring garden for refuse.

The Location

Alderley Edge combines village charm with excellent practical amenities. The railway station provides direct links to Manchester, Crewe, and London, making it popular with commuters, while the high street offers a mix of boutique shops, cafés, restaurants, and everyday essentials like a supermarket, post office, and pharmacy. Families benefit from highly regarded schools and nearby healthcare facilities, and the village also has sports clubs, gyms, and walking trails for recreation.

Postcode: **SK9 7EU**

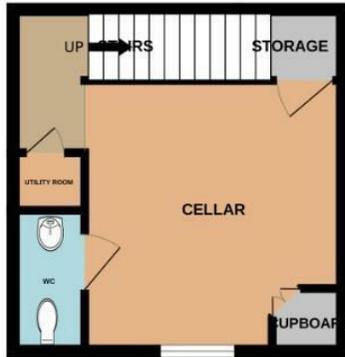
What 3 Words:

Council Tax Band: **D**

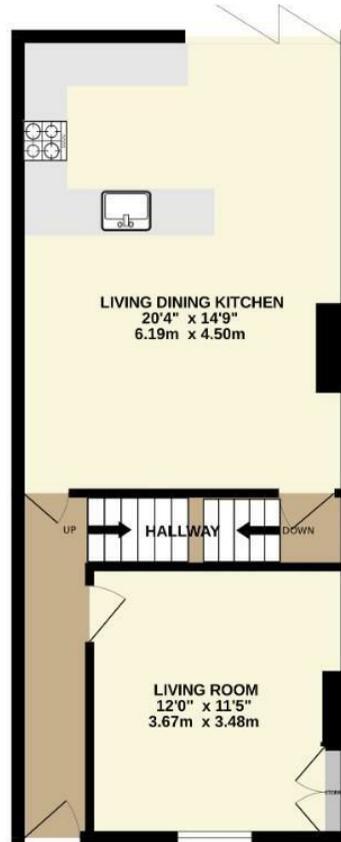
EPC Rating: **D**

Tenure: **Leasehold**

BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 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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