



*jordan fishwick*

62 Heyes Lane, SK9 7LB  
Guide Price £675,000



# Heyes Lane Alderley Edge SK9 7LB

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A Stunning Victorian mid terrace home offering superbly presented and cleverly extended living space with accommodation over four floors, complete with attractive gardens and ideally located within easy reach of Alderley Edge Village. This impressive Period townhouse combines timeless character with modern enhancements. Extending to approximately 1,600 sq ft, the property has been carefully upgraded to create a stylish and versatile home, perfectly suited to contemporary family life. Upon entering, a welcoming hallway leads through to a beautifully appointed lounge, featuring a large bay window, a characterful fireplace and bespoke fitted storage. The space flows naturally into the dining area, making it ideal for both everyday living and entertaining. The lower ground floor forms the hub of the home, showcasing a stunning open-plan layout. The bespoke 'Neptune' kitchen is a standout, complete with handcrafted units, central island, granite worktops, and integrated Neff appliances. A handy utility cupboard provides additional practicality, while the adjoining dining and family areas enjoy an abundance of natural light from bi-fold doors which open out onto the rear garden. A conveniently located WC completes this level. On the first floor there are two well proportioned double bedrooms, along with a beautifully appointed family bathroom featuring a freestanding bath. The second floor offers two further double bedrooms, including a particularly spacious room with fitted wardrobes, complemented by a modern shower room. Outside, the property boasts a delightful cottage style front garden. To the rear, a southerly facing garden provides a lovely outdoor space, with a lawn and patio area, ideal for relaxing or entertaining. This superb home presents a wonderful opportunity to acquire a character property with a modern finish, set within a highly desirable location.



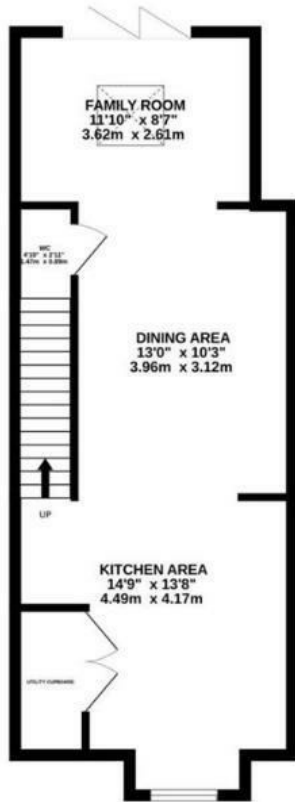
- Stunning Victorian Home
- Mid Terrace
- Four Bedrooms
- Over Four Floors
- Superbly Presented and Extended
- South facing rear garden
- Ideally located



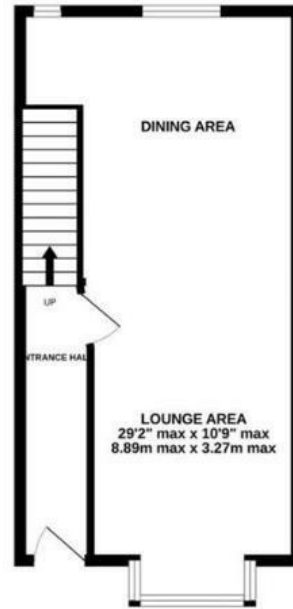
| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           |                                                                                                                |
| (81-91) <b>B</b>                            |           | <b>83</b>                                                                                                      |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>61</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |



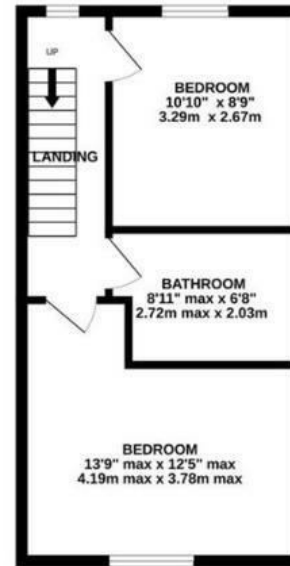
**BASEMENT**  
484 sq.ft. (45.0 sq.m.) approx.



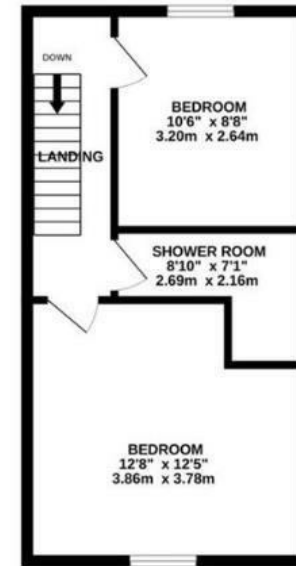
**GROUND FLOOR**  
382 sq.ft. (35.5 sq.m.) approx.



**1ST FLOOR**  
371 sq.ft. (34.5 sq.m.) approx.



**2ND FLOOR**  
371 sq.ft. (34.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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