



**jordan fishwick**

69 HEYES LANE ALDERLEY EDGE SK9 7LL  
Guide Price £899,950

## 69 HEYES LANE ALDERLEY EDGE SK9 7LL

A beautifully renovated and extended bay fronted, brick built three bedroom semi-detached house with secure gated brick paviour two car drive, and integral garage, situated on Heyes Lane within easy walking distance of Alderley Village. The current owner has carried out the refurbishment with a "no expense spared" mantra, having fitted a Daniel Wayman kitchen, incorporating an extensive range of Gaggenau appliances with solid granite worksurfaces over, a stunning island unit housing the gas hob and having remote controlled extractor hood over. To complete the luxury of the kitchen is a Bang & Olufsen TV, tiled floor with underfloor heating and bi-fold doors leading to a generous paved courtyard garden which is surrounded by Canadian Oak fencing. The immaculately presented accommodation briefly comprises, Reception Hall, Generous Living room with Amtico floor, antique style radiators, bay window to front and further window to the rear flooding the room with light and a stunning handcrafted media feature wall to both living and dining areas with back lit display shelves. There is communicating door leading to the stunning Kitchen, door to the Utility Room with matching units, sink and plumbing for washing machine & tumble drier, and then communicating door to the Garage with roller door to the front. On the first floor the Master Bedroom with beautiful en-suite shower room has feature upholstered wall cushioned panels and floor to ceiling mirrors to either bedside. Bedroom Two, currently used as a dressing room has further handcrafted and bespoke fitted furniture creating a luxurious dressing room. Completing the first floor is a stunning Family Bathroom. Located on the top floor there is a further generously proportioned Third bedroom with fitted wardrobes. Offered for sale with No Onward Chain this property must be viewed to appreciate its quality and space.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 12/2024.



- Semi Detached Bay Fronted Period Home
- Secure Gated Driveway Parking for Two Cars
- Refurbished with ' No expense Spared Mantra '
- Stunning Daniel Wayman Kitchen with Fitted Appliances
- Three Bedrooms, Master with En-Suite
- Walking Distance to Alderley Village
- Utility Room and Integral Garage

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC