

87 Heyes Lane, Alderley Edge, Cheshire, SK9 7LN

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A well presented two bedroom period end terrace cottage in a quiet backwater, with carport and south facing rear garden, yet convenient for all local facilities. The accommodation briefly comprises of: Entrance hall, sitting room, separate dining room leading into kitchen and utility room, upstairs there are two pleasant bedrooms and modern bathroom with shower over the bath. Externally there is a carport providing off road parking for two cars and pleasant fully enclosed south facing garden.

Available 6th April 2020. Part furnished.

The accommodation comprises of;

Ground Floor

Porch: Timber panelled front door with etched glass to upper panel, leading to:

Entrance Hall: 5' 7" x 4' 11" (1.71m x 1.49m) Built in cloak cupboard with hanging rail and shelving, under stairs storage cupboard, laminate wood flooring, doors off to;

Living Room: 13' 1" x 11' 2" (3.99m x 3.40m) uPVC double glazed window opening to and overlooking the south westerly facing garden, exposed brick fire place with inset living flame gas fire with tiled hearth and wooden mantle over, TV aerial point, power points, radiator, wall light, pendent light.

Dining Room: 13' x 10' 8" (3.97m x 3.25m) max. uPVC double glazed door to the side, laminate wood flooring, radiator, power points, pendent light, stairs to first floor, opening to;

Kitchen: 12' 10" x 7' 10" (3.90m x 2.40m) uPVC double glazed door and windows to the rear, fitted with modern range of wall and base units, with rolled top edge work surfaces to tiled splash backs, inset stainless steel single drainer sink unit, built in appliances including; four ring hob with extractor fan over and oven under, dishwasher, washing machine, fridge freezer, cupboard housing gas fired combination boiler for domestic hot water and central heating, down lights, laminate wood flooring.

First Floor

Landing: Double glazed window to side, access to loft space, doors to;

Bedroom 1: 13' 1" x 12' 4" (3.99m x 3.77m) uPVC double glazed window to front, radiator, power points.

Bedroom 2: 10' 10" x 8' 2" (3.29m x 2.48m) uPVC double glazed window to rear, radiator, and power points.

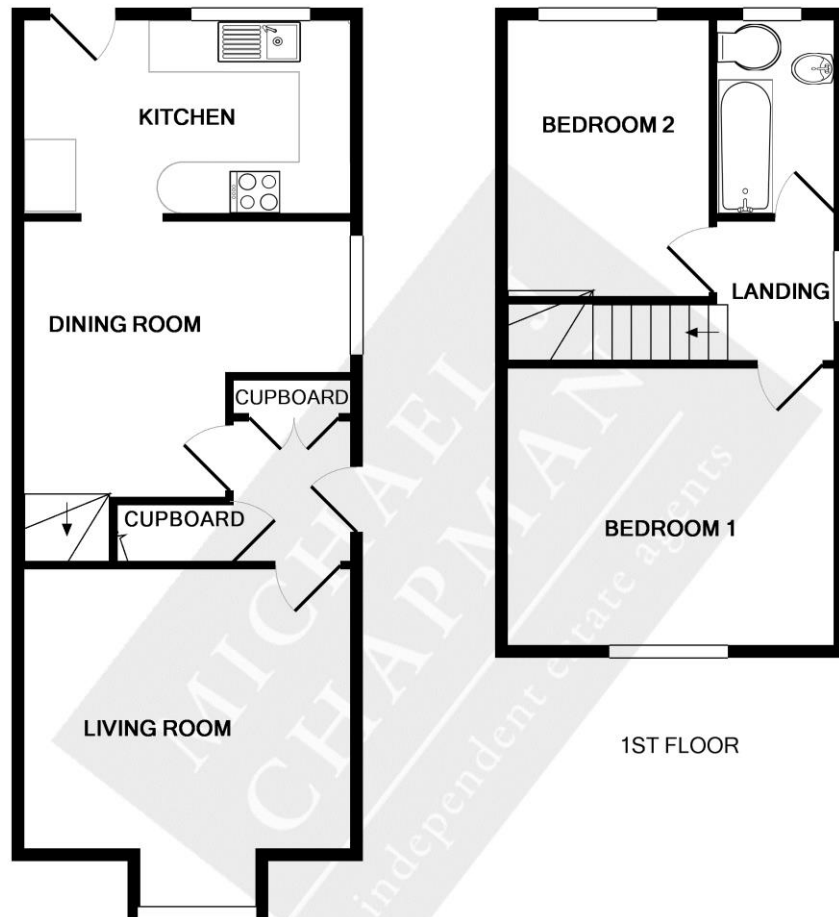
Bathroom: 8' 9" x 4' 6" (2.67m x 1.36m) fitted with a modern white suit comprising of; panelled bath with mains fed shower over and glazed shower screen, low level WC, pedestal wash hand basin, chrome heated ladder style radiator, tiled walls and floor.

Outside

Gardens: There are enclosed walled gardens that are mainly laid to lawn with paved patio area to the rear of the property, there is a car port offering off road parking for two cars.

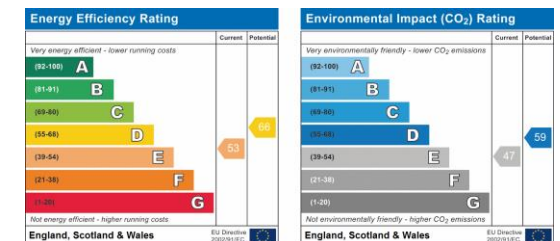
Location: As previously mentioned, the property is very conveniently situated, only a short walk from Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our office in Alderley Edge proceed up London Road in a northerly direction towards Wilmslow. Before going over the railway bridge turn right into Heyes Lane. Continue down here for approximately 0.5mile and the property can be found on the left hand side.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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