

55 BROOK LANE
ALDERLEY EDGE



Andrew J Nowell
& Company

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55 BROOK LANE, ALDERLEY EDGE, SK9 7RU

A charming period extended and remodelled mid terrace cottage with large mature south facing rear garden and views to the front across Alderley Edge Golf Course.

- Lounge
- Kitchen
- Living/Dining Room
- Three Bedrooms
- Family Bathroom
- Wash Room
- Large mature south facing gardens with lawns, trees shrubs and York Stone flagged patio
- Views to the front across the golf course



Brook Lane is a charming location almost equal distance between the centres of Alderley Edge and Wilmslow. Both centres offer a good range of shopping including supermarkets, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.





55 Brook Lane has been tastefully extended and remodelled by the current owners offering well balanced spacious accommodation.

On the ground floor the front lounge has a fireplace with cast iron multi-fuel stove, the living dining kitchen has high quality bespoke units, integrated appliances and deep granite work surfaces. There are double French doors leading to the rear York stone flagged patio.

To the first floor there are three generous bedrooms the master suite with double French doors to a wrought iron Juliette balcony overlooking the southerly facing rear garden. The family bathroom has traditional fittings with bespoke tiling and there is a washroom off the third upper bedroom.

Externally there are large mature gardens with York stone flagged patio boarded by natural walling with a sweeping lawn with trees, shrubs and timber shed leading to the brook. To the front there are views over Alderley Golf Course.

DIRECTIONS – SK9 7RU

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning on the left onto Brook Lane. Continue along Brook Lane and after approximately 1 mile, over the narrow bridge and number 55 will be found a short distance on the left hand side.





Total area: approx. 117.0 sq. metres (1259.7 sq. feet)

For Illustrative Purposes Only, Not to scale.
Plan produced using PlanUp.

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