



Attractive 4 bedroom bungalow close to the village

**The Limes, 1 Moss Road, Alderley Edge, Cheshire, SK9 7JA**

Freehold



Four bedrooms • Two bathrooms • Downstairs WC • 26'7 triple-aspect living room • Generous 0.25 acre plot • Mature gardens • Double car port and 'in and out' driveway

#### Local information

The recently constructed home is conveniently placed only 0.4 miles from the village amenities. The village centre offers excellent restaurants, bistros and bars as well as two supermarkets and a range of specialist shops.

The village primary school and Alderley Edge School for Girls are both within 0.6 miles whilst The Ryleys School is 0.8 miles. Manchester Airport lies 7.1 miles away. The railway station in the village offers a 29 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport. London Euston can be reached from Wilmslow train station in 1 hour 51 minutes.

#### About this property

Enjoying prime positioning set within a generous 0.25 acre plot, this beautifully presented and impeccably maintained bungalow is a must view. Situated at the entrance to Moss Road the property stands almost centrally within its corner plot surrounded by mature, particularly private and easily maintained gardens. There are two sets of double gates opening onto an 'in and out' driveway offering extensive parking and leading to the brick built double car port.

The light, spacious and incredibly versatile accommodation extends to around 1,900 Sq ft offering wheelchair friendly access throughout. Entered via an open porch, the generous hallway makes a welcoming first impression. There are two formal reception rooms off the hall; an impressive 26'7 triple-aspect

living room with inglenook fireplace and a well-proportioned dining room. Off the living room is a high quality UPVC conservatory whilst the dining room is partly open plan to the breakfast kitchen. The kitchen has been recently refitted to high standard with contemporary units, granite style work surfaces whilst there is a useful pantry. A comprehensive range of integrated appliances include a fridge/freezer, dishwasher, electric hob with extractor over, electric fan oven and combination microwave oven. There are four well-proportioned bedrooms off the hall, three of which benefit from fitted furniture. The property is served by two beautifully appointed bathrooms; a wet-room en suite shower room to the master bedroom and a house bathroom with freestanding roll-top slipper bath which also acts as an en suite to bedroom two.

Externally the gardens are mainly laid to lawn, defined by established hedging. There is an outside WC and a greenhouse. Flagstone patio areas to the front and side and timber decking to the rear provide the ideal space to enjoy sun throughout the day and for outdoor entertaining.

**Tenure**  
Freehold

EPC rating = D

**Viewing**  
Strictly by appointment with Savills





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**Gross internal area (approx)** 174.1 sq m / 1874 sq ft

**Total** 176.6 sq m / 1901 sq ft (excluding carport) including limited use area (3.5 sq m / 38 sq ft)

**Andrew Thorpe**

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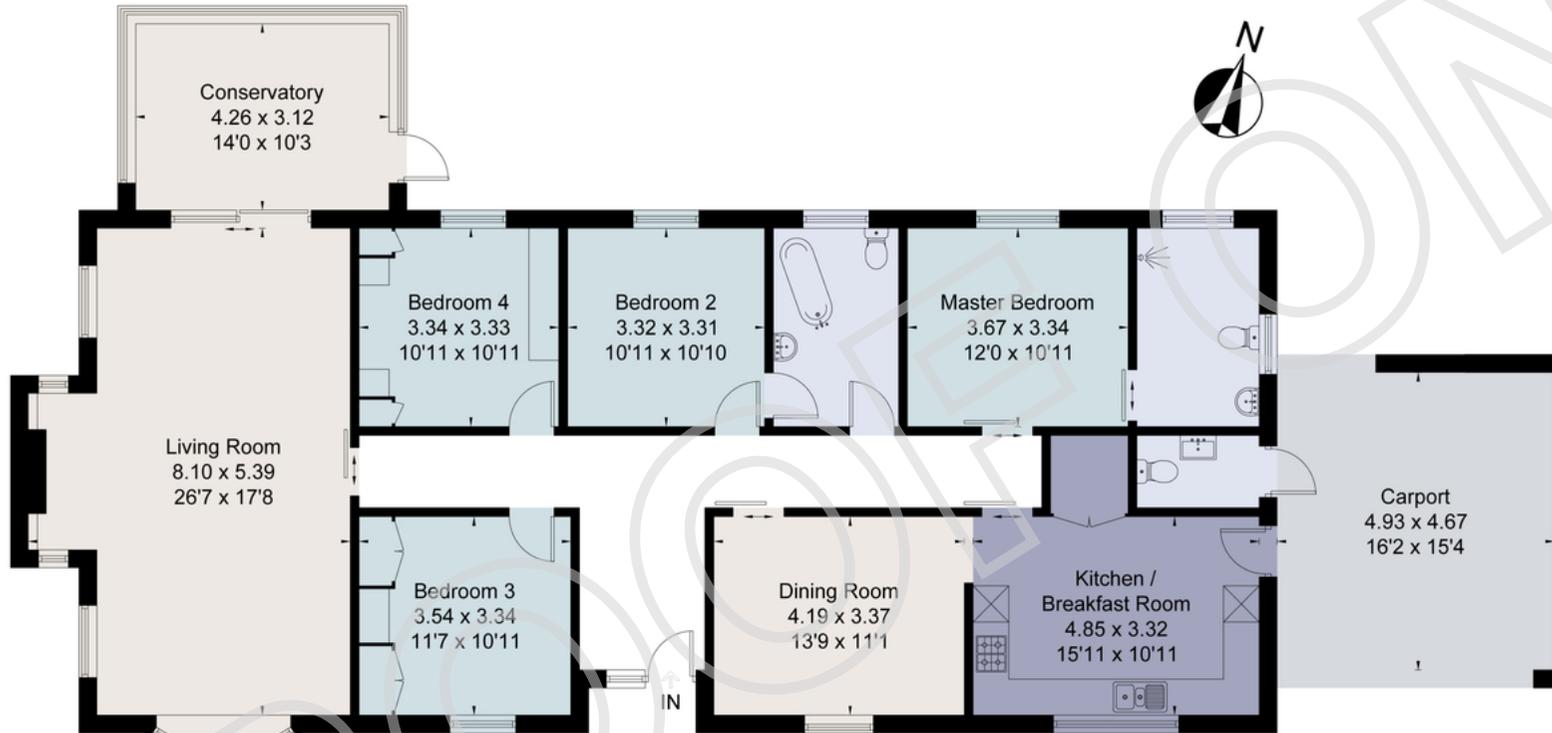


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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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