



**GASCOIGNE
HALMAN**

7 WINDERMERE DRIVE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



7 WINDERMERE DRIVE, ALDERLEY EDGE

Asking Price £750,000

A family home sat on a generous corner plot that requires updating throughout while affording a great opportunity to extend and re-model as well (subject to relevant permissions). This property comes to the market with no onward chain.

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Situated in a prime position on a spacious corner plot in what is known locally as the 'Lakes' development, this four bedroom family home is ripe for extension and remodelling* throughout. The development itself is superbly located for everything that Alderley Edge has to offer. The local schools are a few minutes walk away and all the shops bars and restaurants are equally easy to reach by foot.

The property is approached over a private driveway with an 'in and out' layout. At the ground floor you are met initially by a very useful porch area with storage cupboards at either end, ideal for coats and boots. Just on from the porch is the entrance hall with separate W/C and under stairs storage cupboards. At the rear of the property is a large open plan living dining room with a superb feature bay window which allows for a little more space in the living area. Within the living dining room is a fireplace with surrounds and Set just off the living dining room is the kitchen which is of a good size. The kitchen is has been fitted with a range of wall and base units, perfect for plenty of storage and/or appliances. To the side of the property and accessed via the kitchen is a former ginnel, now hallway that leads to the front driveway, back garden and double garage. The garage is of a particularly good size with ample room for two cars.

At the first floor the layout is straightforward, there are four bedrooms and one bathroom around a spacious central, part galleried landing space. All bedrooms are double bedrooms but particular mention must be made of the master which is a generous size and houses a range of floor to ceiling fitted wardrobes. The bathroom is fitted in a traditional style with fully tiled walls comprising: shower over bath, wash hand basin, W/C and bidet.

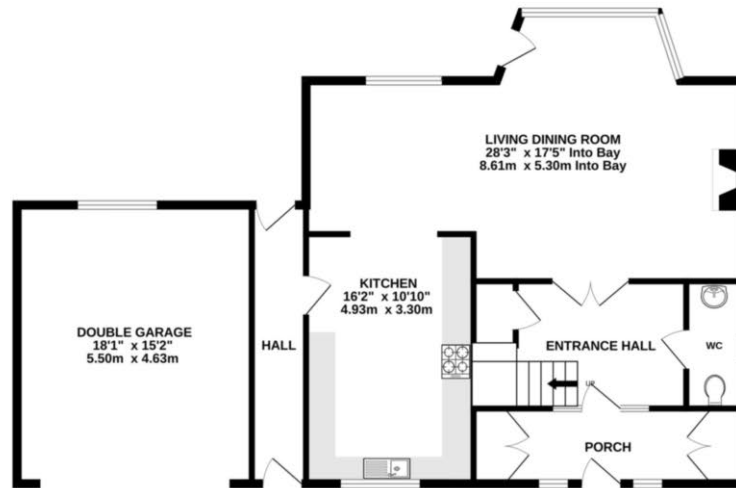
Outside the rear garden wraps around the base of the house with two large areas to either side of the property that would perfectly house extension work*. The garden itself is mostly laid to lawn with a flagstone patio and mature borders all private and enclosed by six foot fencing. The orientation of the sun is such that the garden enjoys sun for most of the day, a lovely feature during the warmer months.

*Subject to the relevant permissions

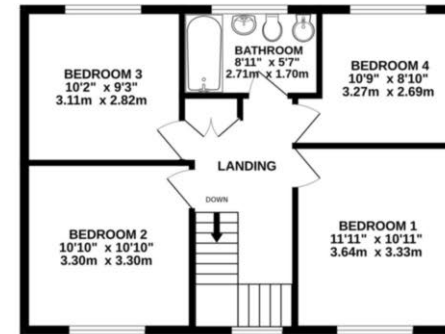
DIRECTIONS

SAT NAV: SK9 7UP

GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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