



**GASCOIGNE  
HALMAN**

12 LYDIAT LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 12 LYDIAT LANE, ALDERLEY EDGE

**A characterful town house with off road parking set over four floors with excellent accommodation throughout and a sizable westerly facing rear garden in the very centre of Alderley Edge.**

The property lies right in the very heart of Alderley Edge village centre, a thirty second walk from London Road. Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.



Situated on a quiet lane right in the very heart of Alderley Edge this charming town house boasts flexible accommodation and characterful charm throughout.

The property is approached via a private driveway with room for one car which leads to a useful storm porch. On the ground floor there is a welcoming entrance hall which leads to two reception rooms and a cloak room. The first reception room is a large living room with a feature fireplace and wonderfully high ceilings that span throughout the ground and first floor. Further along the hallway is the lounge which again has a feature fireplace and looks out over the rear garden. Completing the accommodation on this floor is the cloakroom which has been fitted in a traditional style.

Moving down towards the lower ground floor we are first met by a hall area that is currently being used as a study space as there is ample room for a desk etc. A set of traditional double doors lead through to a charming living dining kitchen which houses a contemporary kitchen with a range of base and wall units and a half island. A very useful pantry sits just off the kitchen which is an ideal storage area. It must be pointed out that the lower ground floor boasts a rare feature in that it enjoys dual aspect as there is a full window at one end of the room and a set of double doors that lead out onto the rear garden at the other end.

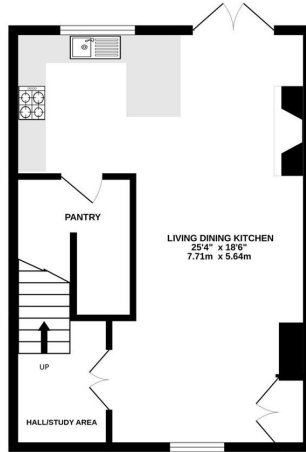
At the first floor is the bulk of the sleeping accommodation. There are two bedrooms and a bathroom at this level. As is traditional with this age and style of property the front bedroom is of a generous size being a comfortable double bedroom. The bedroom to the rear is also a comfortable double and has the added benefit of an elevated view of the rear garden. The family bathroom completes the accommodation on this level. The bathroom has been fitted in a classic style comprising; a shower over bath, wash hand basin, W/C and a large linen cupboard. On the second floor there is a very spacious loft conversion that is currently set up as the third bedroom. On each side of the room there is sizable eaves storage which could double up as wardrobe space if needed.

Outside the rear garden is westerly facing and is partly laid to lawn with a patio area and path to a rear gate all of which is enclosed by mature planting beds, six foot fencing and a six foot Cheshire brick wall. The patio area is a great entertaining space and is ideally positioned to enjoy the long summer evenings, especially during the warmer months.

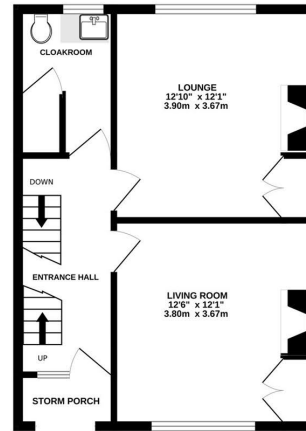
#### **DIRECTIONS**

Sat Nav: SK9 7HB

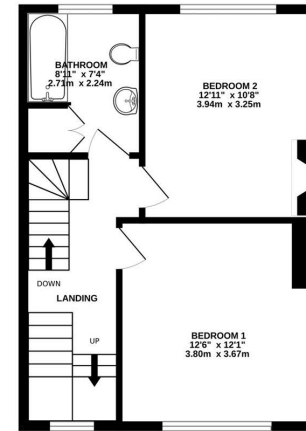
LOWER GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



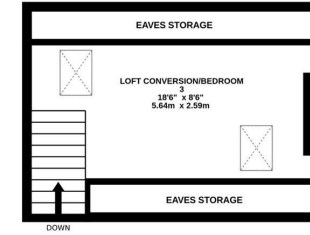
GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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