



**GASCOIGNE
HALMAN**

4 WEST COURTYARD ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



4 WEST COURTYARD ALDERLEY PARK, NETHER ALDERLEY

An attractive three double bedroom, three bathroom link detached home. Presented to the highest possible standard and situated within the West Courtyard at the heart of the popular Alderley Park development.

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.





DESCRIPTION

Recently converted by P J Livesey and situated within the Grade II listed West Courtyard this three bedroom, three bathroom link detached property offers well balanced, modern contemporary accommodation within a traditional facade which is bound to appeal to many. Located at the heart of the Alderley Park development which is a truly magnificent site unlike any other in the area. Residents enjoy unrestricted use of the 200+ acres of parkland, with mature woodland, rolling fields and a lake. As well as open space to explore there is also on site amenities such as the popular public house, The Churchill tree. Furthermore, there is an on site state of the art gym and access to hot-desking opportunities within the business site.

In brief the accommodation comprises; entrance hall with a utility cupboard and large WC. The principle reception space is open plan allowing the space to be freely used as a living dining area. There are three sets of glazed doors to the rear allowing for an abundance of natural light and providing access to the rear garden. The dining kitchen is fitted to a high specification with high gloss units, granite worktops and a range of integrated appliances.

At the first floor there are three generous double bedrooms all with en-suite facilities.

Externally, the property is approached through manicured, well planted grounds with well lit pathways and shaped hedges. To the rear there is a private and enclosed rear garden which is mainly laid to lawn. There are two patio areas, well planted borders and pleasant views over the parkland. The property has the benefit of two allocated parking spaces directly outside the property for convenience. In addition there are plenty of visitors spaces available.

DIRECTIONS

SAT NAV: SK10 4JP

LOCAL AUTHORITY

Cheshire East County Council. Tax Band: F.

TENURE

Leasehold. 994 Years remaining. Ground rent xxxx.

SERVICE CHARGE

£xxxx.

VIEWINGS

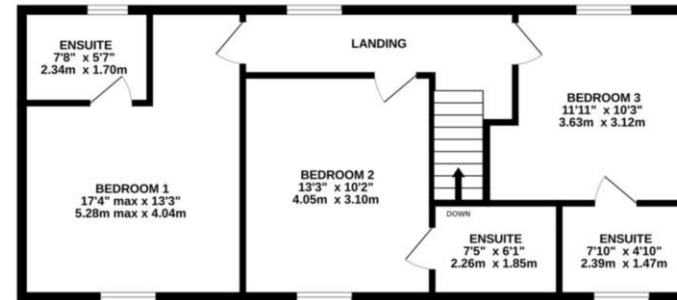
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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