



**GASCOIGNE
HALMAN**

SPRING VALE, WELSH ROW, NETHER ALDERLEY

THE AREAS LEADING ESTATE AGENT



SPRING VALE, WELSH ROW, NETHER ALDERLEY

Extended and refurbished to the highest possible standard this attractive period property boasts high specification, open living space situated within a popular semi-rural location. NO ONWARD CHAIN.

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

Extended and refurbished to exceptional standards, and offering a truly uncompromising specification throughout. This deceptively spacious, truly outstanding residence extends to over 1200 sq ft (approx) and provides tasteful and contemporary living space.

Situated within a stunning semi-rural location, this most impressive property is bound to appeal to those who appreciate country living. While remaining within close proximity of the many shops, bars, restaurants and transport links in Alderley Edge village.

With a show stopping open plan family dining kitchen, this bespoke residence offers accommodation, which is presented and appointed to exacting standards throughout. With luxurious fixtures and fittings complementing the bright and spacious arrangement of open plan living space and superbly sized sleeping accommodation which is ideal for any discerning purchaser.

The well-designed and flexible accommodation in brief comprises; entrance hall with a staircase to the first floor. The heart of the home is the magnificent open-plan family/dining kitchen with a high-specification kitchen with a breakfast bar providing an informal dining space and an extensive range of integrated appliances. The family area benefits from double doors to the rear garden and the well-appointed lounge is accessed via a crittall glazed partition with sliding doors providing architectural merit. A separate WC and well-appointed utility room complete the ground-floor accommodation

To the first floor, there are three double bedrooms. Each bedroom has the benefit of an en-suite facility, again recently installed to the highest possible specification.

Externally a driveway provides ample parking. To the rear, a sunny landscaped garden is enclosed on all sides by recently installed fencing and is mainly laid to lawn however benefits from two Indian stone patios and views over an open aspect.

This property is offered for sale with NO ONWARD CHAIN.

DIRECTIONS

SAT NAV: SK10 4TY

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East County Council. Telephone 0300 123 5500.

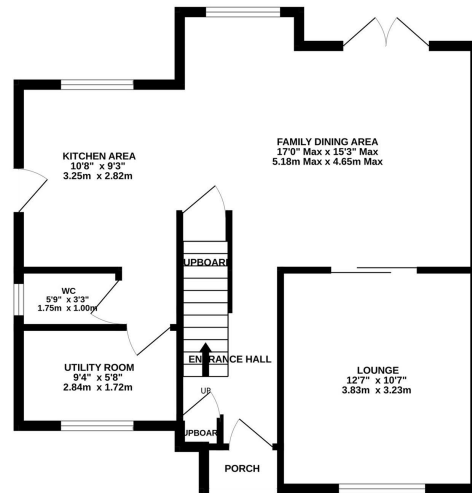
COUNCIL TAX

Tax Band F

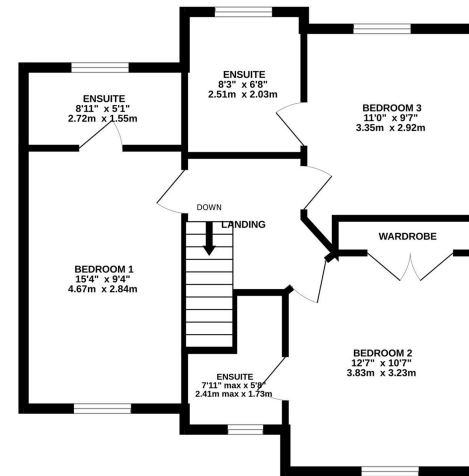
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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