



**GASCOIGNE  
HALMAN**

28 BEAUFORT CLOSE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 28 BEAUFORT CLOSE, ALDERLEY EDGE

**A well-appointed detached family house, offering flexible living accommodation and situated within a popular residential location on a substantial corner plot close to Alderley Edge Village.**

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

This well-presented and much improved detached property is situated on a spacious corner plot in the coveted residential enclave of Alderley Edge. Enhanced with care by the current vendor during their ownership, this residence boasts flexible living spaces that are bound to appeal to many.

The expansive entrance hall leads to a sizable lounge featuring a Morso wood-burning stove and several windows overlooking the rear gardens. This flows seamlessly, into the dining area, which in turn opens into the well-appointed kitchen, with granite worktops and an extensive range of integrated appliances. A downstairs WC and a generous double garage complete the ground floor accommodation.

To the first floor, there is a generous master bedroom with fitted wardrobes and views over the garden, a second double bedroom with fitted wardrobes, and a third bedroom awaits. The well-appointed bathroom adds a touch of luxury.

Externally this property is situated on a corner plot and is set well back from the road. A large driveway provides ample parking and access to the garage. To the rear, there are generous gardens on two sides which offer manicured lawns and mature planting to create an inviting outdoor space. A patio, directly accessible from the dining area.

A further point of note is that this residence, in a highly sought-after location, holds the potential for extension and remodeling, subject to planning permission.

## DIRECTIONS

SAT NAV: SK9 7HU

## TENURE

Leasehold. Remain years: 945

## LOCAL AUTHORITY

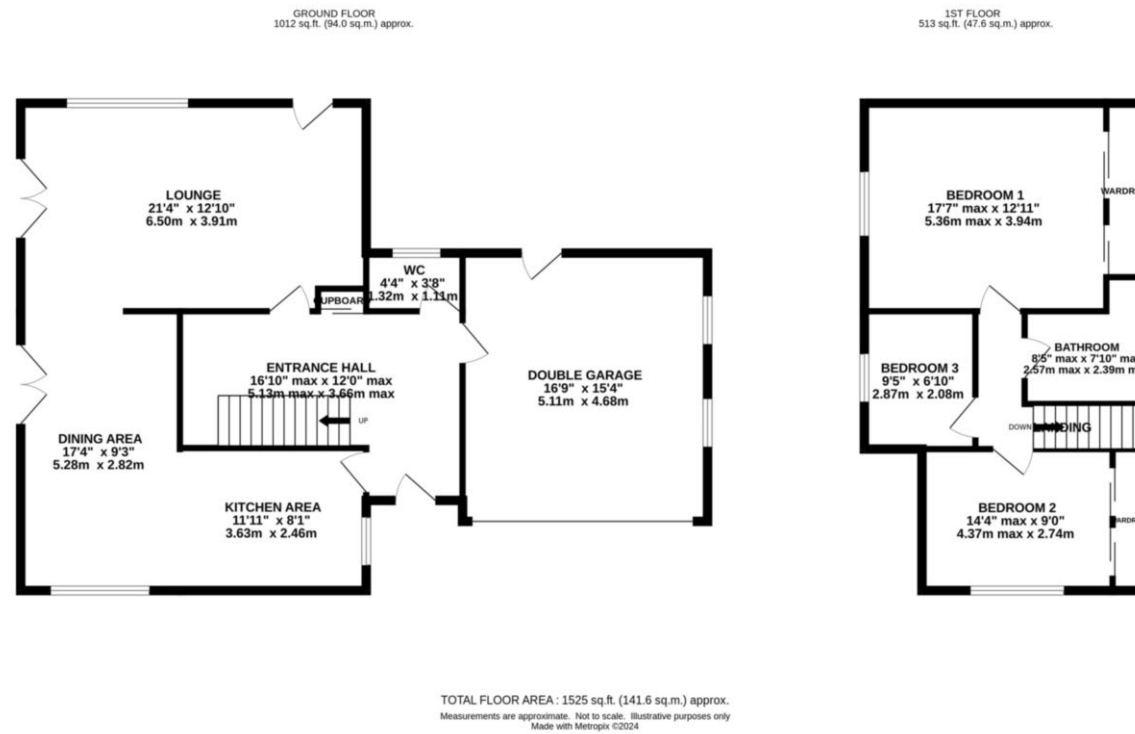
Cheshire East County Council.

## TAX BAND

Tax band F

## VIEWINGS

## FLOORPLAN



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### ALDERLEY EDGE OFFICE

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