

**GASCOIGNE
HALMAN**

OAK BANK, ALDERLEY EDGE, EPC: C / COUNCIL TAX
BAND H

THE AREAS LEADING ESTATE AGENT



OAK BANK, ALDERLEY EDGE, EPC: C / COUNCIL TAX BAND H

Asking Price: £999,950

An executive, four-bedroom townhouse offering generous, well-presented accommodation. Situated within this highly regarded gated modern development close to all amenities in Alderley Edge Village.

Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.





DESCRIPTION

Oak Bank is an exclusive and sought-after development originally constructed by Millennium Estates within five minutes (approx) walking time of all amenities in Alderley Edge Village including, schools eating/drinking establishments and the railway station. There are a select number of luxurious townhouses and apartments in a secure gated complex with open views to the rear. The properties are constructed to the highest of standards with rendered elevations with stone detailing.

The spacious well-balanced and versatile accommodation has been constructed with the benefit of the finest materials, fixtures and the highest level of attention to detail. Features of particular note include a stunning open-plan family dining kitchen with Miele units/integrated appliances, underfloor heating throughout, solid oak doors to all internal rooms and the highest quality sanitary ware. These elements culminate in a sophisticated and highly detailed home for the most discerning of purchasers.

The accommodation in brief includes an entrance hall with oak flooring, downstairs WC, bay fronted study, open plan family dining kitchen with doors to the rear garden and a contemporary high gloss kitchen with an extensive range of integrated Miele appliances. Finally, to this floor an integral garage featuring utility services.

To the first floor; a generous lounge with a feature fireplace and a balcony off enjoying views over the open fields to the rear. Master bedroom, with recently installed en-suite shower room and dressing area with fitted wardrobes.

To the second floor, bedroom 2 boasts an ensuite bathroom, two further double bedrooms and a family bathroom completes the internal accommodation.

Externally the property is approached through electronically operated wrought iron gates and pedestrian gate providing a high degree of privacy and security. A block paved driveway provides parking and leads to an integral garage. To the rear, there is a landscaped garden with well-stocked borders, specimen trees and mature box hedging surrounding a large Indian stone patio which provides the perfect space for al-fresco dining.

DIRECTIONS

SAT NAV: SK9 7QG

TENURE

Leasehold. 133 Years remaining. Ground Rent £250 pa.

SERVICE CHARGE

Service charge £3000 PA (approx). Including building insurance.

LOCAL AUTHORITY

Cheshire East Council

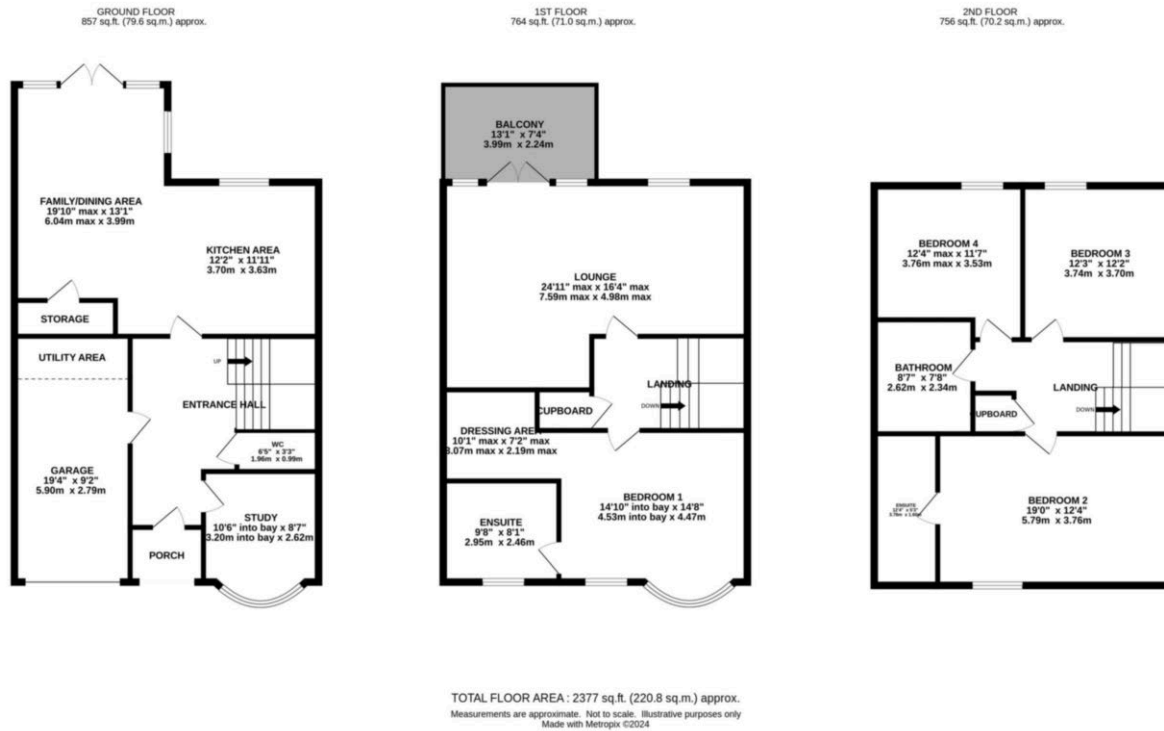
TAX BAND

Band: H

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALDERLEY EDGE OFFICE

01625 590373

alderley@gascoignehalman.co.uk

6 London Rd, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**