



**GASCOIGNE
HALMAN**

6 GAIL CLOSE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



6 GAIL CLOSE, ALDERLEY EDGE

A thoughtfully extended, two double bedroom (both en-suite) property. Offering generous accommodation with open plan family dining kitchen. Situated within this popular residential area of Alderley Edge. NO HIGHER 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

Situated within this popular residential area of Alderley Edge this two double-bedroom property has undergone a course of extension work and refurbishment by the current owners to create a spacious home. Furthermore, there is no onward chain in connection with this sale.

On the ground floor, there is a large entrance hall which provides access to all areas of the home and two large storage cupboards, ideal for coats and boots. At the front of the property is a generous bay front lounge that provides the formal reception space. A well-appointed kitchen with integrated appliances opens into the family dining area which is naturally well-lit by a set of French doors and skylight windows above. A shower room and utility room complete the ground floor accommodation.

At the first floor, there are two double bedrooms, both complemented by en-suite facilities. Particular mention must be made of the master bedroom which is of a generous size with plenty of room for a king-size bed and wardrobe space.

Outside there is a sunny and enclosed rear garden with a lawn area and patio. The property benefits from a private driveway which stretches the front of the property.

DIRECTIONS

SAT NAV: SK9 7PG

LOCAL AUTHORITY

Cheshire East County Council

TAX BAND

Band: C

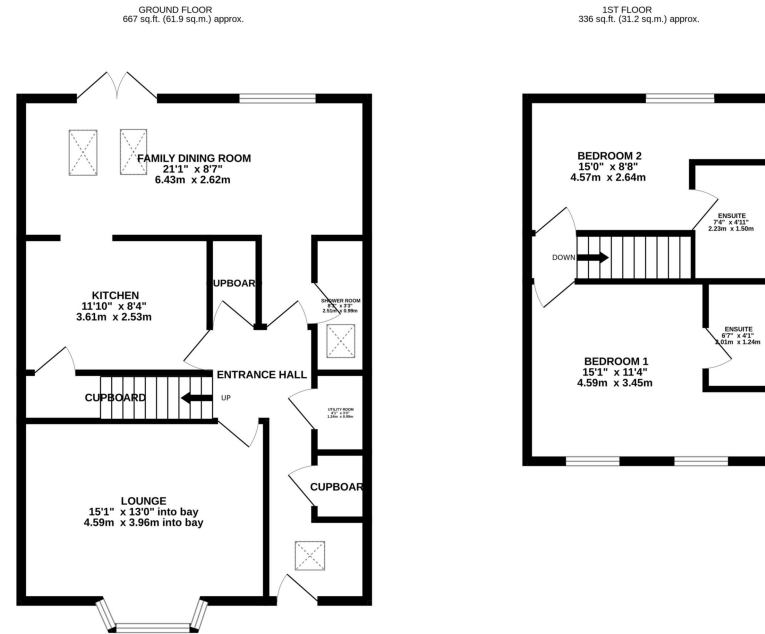
TENURE

Freehold

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1003 sq.ft. (93.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mensopix C2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		92-93
69-80	C		
55-68	D	60-61	
39-54	E		
21-38	F		
1-20	G		

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