



**GASCOIGNE
HALMAN**

4 POTT BROOK COTTAGES, MOTTRAM ST. ANDREW

THE AREAS LEADING ESTATE AGENT



4 POTT BROOK COTTAGES, MOTTRAM ST. ANDREW

A charming cottage set on the outskirts of Alderley Edge with superb views and fields behind.

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.





This handsome character property is located just outside Alderley Edge in the village of Mottram St Andrew. The property has been changed and converted over the years to create what you see today, a spacious, flexible and functional family home.

To the ground floor is there is a generous entrance hall which creates a sense of openness as soon as you walk through the door. To the right is one of the larger bedrooms in the property that has previously been used as a dining room. Next to this is a contemporary shower room comprising fully tiled walls, shower unit, wash hand basin and W/C. The main living spaces in the house are the living room and the dining kitchen. The living room is a special room, it boasts large sliding doors to one wall that open to allow the outdoors in. The dining kitchen is extremely well appointed in a modern soft grey with marble worktops. The dining area is set just off the functional part of the kitchen and it is a lovely open space with skylights and sliding doors allowing the light to flood in.

At the first floor there are a further three bedrooms and two bathrooms. All bedrooms in the property are comfortable double bedrooms. Particular mention must be made of the master bedroom which is of a generous size. There is a dressing area and an en-suite shower room comprising a part glazed shower unit, wash hand basin and w/c. The main bathroom is finished with fully tiled walls and is a full bathroom including a roll-top bath.

Outside the property boasts superb views over fields and beyond. The garden is laid to lawn with planted borders and a large patio area, perfect for al-fresco dining.

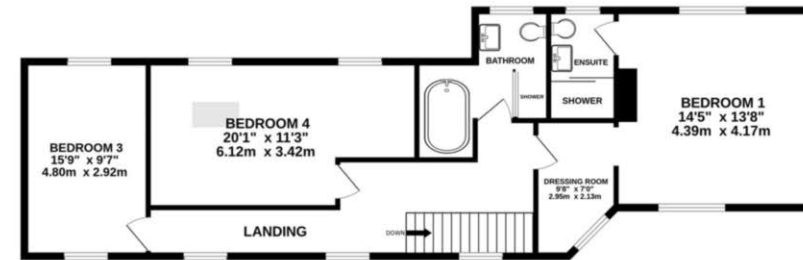
DIRECTIONS

SAT NAV: SK10 4QN

GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2213 sq.ft. (205.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, SK9 7JS

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