



**GASCOIGNE
HALMAN**

THE CORNER HOUSE, 46 TRAFFORD ROAD,
ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



THE CORNER HOUSE, 46 TRAFFORD ROAD, ALDERLEY EDGE

A handsome Victorian home offering well-balanced accommodation with many character features and extensive, beautifully presented living space over four floors. All located at the heart of Alderley Edge village with the benefit of ample off road parking and landscaped South Westerly-facing gardens.

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

Nestled in the heart of the village, The Corner House is a delightful Victorian semi-detached residence offering meticulously maintained living spaces and a charming south-westerly facing garden. Spread over four floors, this home exudes character with its period features and immaculate presentation.

The ground floor showcases a striking open living kitchen, boasting granite work surfaces, a spacious central island, and high-quality integrated appliances including an AGA. The kitchen area opens into the family/dining area, which provides a light and bright living space with double doors to the gardens. The ground level also features an inviting entrance hall, a cosy lounge with a bay window and feature fireplace, as well as a lower ground floor hosting a utility area and a versatile family room/snug.

To the first and second floors, you'll find three generously proportioned bedrooms, all complete with fitted wardrobes, along with two bathrooms, one of which is en-suite. The bathrooms have been recently installed with contemporary furnishes which add a touch of luxury to your daily routine.

Externally, the property impresses with a gravel driveway providing ample off-road parking, while the secluded rear garden benefits from considered planting and offers a serene retreat with its large York stone patio, decked area, and lush mature borders and shrubs.

Situated in a sought-after corner position within Alderley Edge village, residents benefit from convenient access to various amenities including shopping outlets, boutiques, restaurants, and reputable schools. The area also boasts picturesque walking trails, notably The Edge, a historical beauty spot. With easy access to the motorway network, Manchester International Airport, and Alderley Edge Railway station, this property offers both convenience and charm.

Presented in impeccable condition, The Corner House is available for sale with No Onward Chain, offering an exciting opportunity for discerning buyers seeking a character-filled home in a prime location.

DIRECTIONS

SAT NAV: SK9 7NN

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East County Council

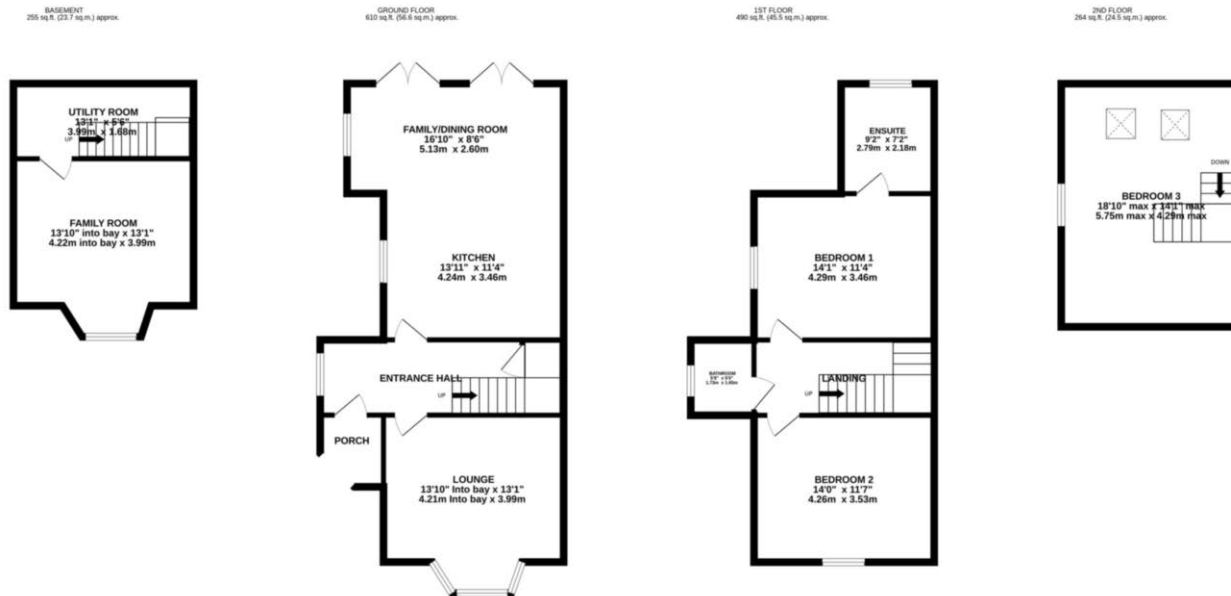
TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1618 sq ft. (150.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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