



**GASCOIGNE  
HALMAN**

120 HEYES LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 120 HEYES LANE, ALDERLEY EDGE

**Extended and refurbished to the highest possible standard an attractive period property situated in a popular location close to Alderley Edge village. Boasting high specification, open living space and southerly-facing garden with an open aspect to the rear. NO ONWARD 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

This stunning period home exudes character with its period features and immaculate presentation. It has been the subject of a comprehensive program of extension and improvement during the current vendor's ownership and is presented to the highest possible standard. Boasting stylish living space which offers highly versatile accommodation throughout and blends open-plan living space with functional, flexible sleeping arrangements.

This delightful residence offers a charming southerly-facing rear garden that enjoys views over open farmland towards "The Edge". The shops, bars and restaurants of Alderley Edge are easily accessed and for the commuter Alderley Edge train station is a stone's throw away. Only a personal viewing will afford potential purchasers the opportunity to appreciate fully the scale and quality of accommodation offered by this exceptional property.

The accommodation briefly comprises; entrance hall, lounge with a feature bay window and Chesneys cast iron wood burning stove. Dining room with useful downstairs cupboard which opens into the family dining kitchen. With a recently installed kitchen, centre island, quartz worktops and a range of quality integrated appliances. There are also bi-folding doors to the garden. A utility room and downstairs WC complete the ground floor accommodation.

To the first floor, there are three bedrooms, with the master bedroom boasting a range of fitted wardrobes. There is a recently installed bathroom with Duravit sanitary wear.

There is also a useful loft room, which is currently accessed by a ladder, however offers useful additional space and exciting potential for conversion into a bedroom.

Externally to the front, there is a Yorkstone driveway providing parking. To the rear, the southerly-facing landscaped garden enjoys plenty of sunshine, a Yorkstone patio area and pleasant views over an open aspect to the rear. External brick built garden store & boiler room.

## DIRECTIONS

SAT NAV: SK9 7LE

## TENURE

Leasehold. 896 years remaining. Ground rent £2 pa.

## LOCAL AUTHORITY

Cheshire East County Council

## TAX BAND

Band: D

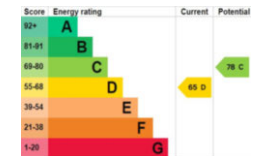
## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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