



**GASCOIGNE
HALMAN**

89A HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



89A HEYES LANE, ALDERLEY EDGE

A well positioned semi-detached property with ample off road parking, within easy reach of Alderley Edge Village centre and coming to the market with no onward chain.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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 in a prime spot on Heyes Lane this two bedroom semi-detached property has been successfully let out for a number of years and has been kept in fantastic condition.

The property is approached via a private block paved driveway which provides ample off road parking for at least two cars. To the ground floor there is a living dining room and a kitchen to the rear. the living dining room is a superbly proportioned room that boasts plenty of natural light throughout the day via a feature bay window and a set of French doors out onto the courtyard garden. The kitchen has been very well maintained and displays a range of wall and base units with built in appliances such as fridge freezer, dishwasher, hob and oven.

At the first floor are two double bedrooms, a bathroom and a shower room. Bedroom one is a particularly good size with ample room for large furnishings and it houses a well thought out shower room which makes use of the dormant space that existed before. The main bathroom is neatly fitted with completely tiled walls, toilet, wash hand basin and a unique 'tear drop' shaped bath which again takes full advantage of the space available.

Outside there is a delightful courtyard garden that is south westerly facing, as such it gathers sun all day long making it a great sun trap. The courtyard is completely private and is enclosed by a high brick wall and some planting.

DIRECTIONS

SAT NAV: SK9 7LN

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East County Council

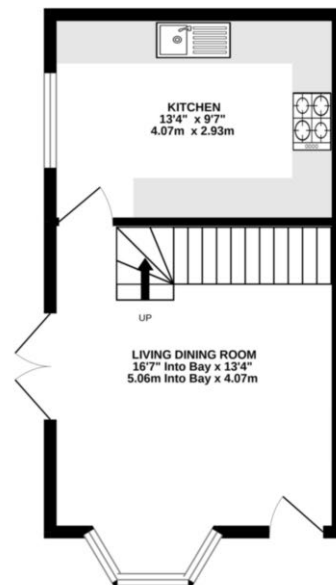
TAX BAND

Band: D

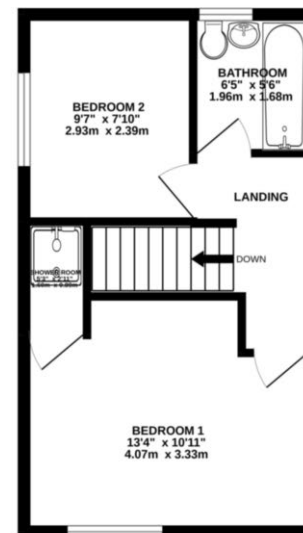
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022

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 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, SK9 7JS

**GASCOIGNE
HALMAN**