



**GASCOIGNE  
HALMAN**

14 CHORLEY HALL LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 14 CHORLEY HALL LANE, ALDERLEY EDGE

**A thoughtfully extended semi-detached property offering well appointed, open plan living accommodation, located at the heart of Alderley Edge village. 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

Thoughtfully extended and well presented this semi detached Victorian property, enjoying a central location with all the benefits of Alderley Edge village on the doorstep. Boasting a wealth of charm and character, combined with modern fixtures and fittings throughout this beautiful period home is bound to appeal to many.

In brief, the accommodation comprises; entrance hall, lounge to the front elevation and opening through to the dining room benefits from a feature gas stove and useful understairs cupboard. The kitchen boasts a centre island, hardwood worktops, part vaulted ceiling and a range of quality integrated appliances. There are also bi-folding doors to the garden.

To the first floor, there are three bedrooms and a well-appointed bathroom with a large walk-in shower.

To the rear, this property benefits from a low maintenance walled garden with gated access to the side. The property also benefits from being part of the Residents Parking Scheme (via Cheshire East Council, and subject to Terms and conditions).

## DIRECTIONS

SAT NAV: SK9 7EU

## TENURE

Leasehold. 860 years remaining. Ground Rent £1.53 pa.

## LOCAL AUTHORITY

Cheshire East County Council

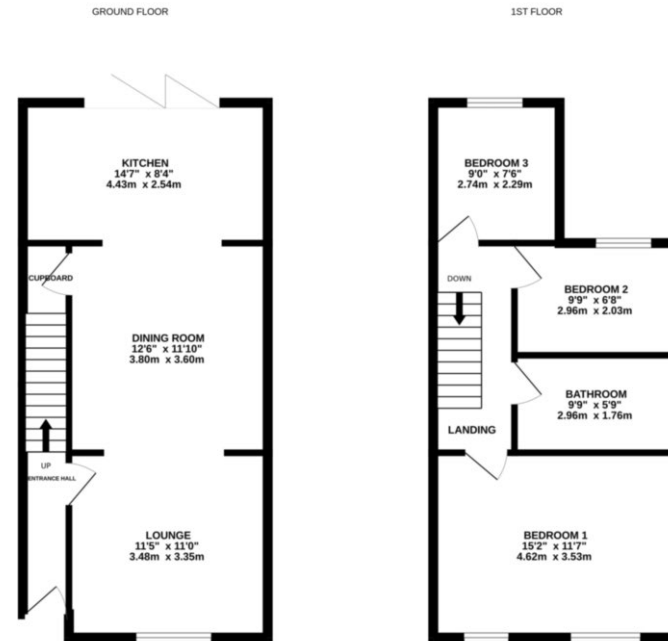
## TAX BAND

Band: D

## VIEWINGS

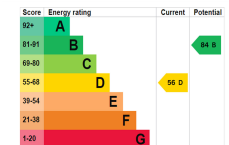
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA - 948sq ft (88.1 sq m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metaphor 12/22

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