



**GASCOIGNE  
HALMAN**

104 KNUTSFORD ROAD, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 104 KNUTSFORD ROAD, ALDERLEY EDGE

**A well balanced two bedroom mid-terrace property boasting a high standard of accommodation and generous recently landscaped gardens, situated within a semi-rural location. 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

Presented to a high standard, this charming two-bedroom mid-terrace house offers a light and well-balanced living space. Situated in a semi-rural location on the edge of Alderley Edge and Wilmslow. The property offers a lounge with a feature fireplace, dining/family room with feature exposed brick chimney breast and a well-appointed kitchen.

The first floor comprises two bedrooms and a bathroom with a feature bath and walk-in shower.

Outside, the large rear garden has recently been landscaped by the current owner. There is a generous recently laid Indian stone patio providing a pleasant place for al-fresco dining. Lawn area, timber potting shed and parking area to the rear. The property and gardens enjoy picturesque views over farmland. This property is being sold with the added benefit of no higher chain.

## DIRECTIONS

Postcode: SK9 7SW

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East County Council

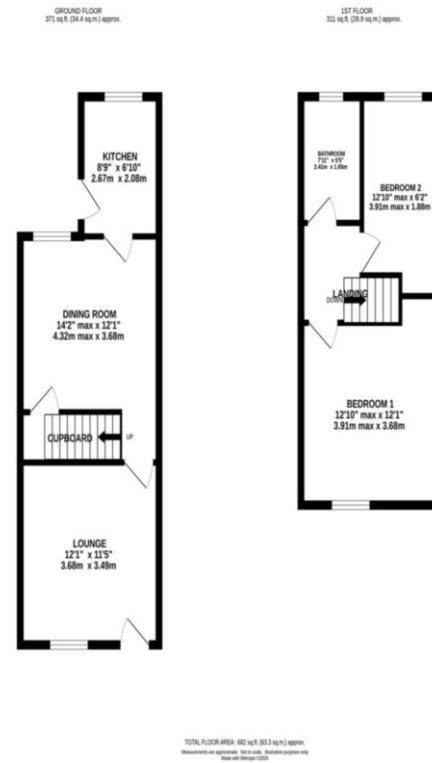
## TAX BAND

Band: D

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN



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

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