



**GASCOIGNE
HALMAN**

WHEELWRIGHT'S COTTAGE, 23 CHORLEY HALL
LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



WHEELWRIGHT'S COTTAGE, 23 CHORLEY HALL LANE, ALDERLEY EDGE

A large double fronted Victorian property extending to 1851 sq ft (approx) of accommodation. Full of charm and character with a delightful private south-facing rear courtyard and conveniently positioned 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

Located at the heart of Alderley Edge Village, Wheelwright's Cottage stands as a testament to local history, exuding charm and character at every turn. This expansive double fronted Victorian home offers abundant living space which benefits from generous room proportions throughout. Accessible via a welcoming entrance vestibule. The generous lounge and family room boast sizeable windows on both front and side elevations, flooding the space with natural light. Multifuel stoves inset into each of the three original fireplaces create focal points in each of the downstairs rooms. The dining room, seamlessly transitions into a modern kitchen boasting quartz work surfaces and integrated appliances.

To the first floor, three double bedrooms await, including a master suite with a recently remodelled ensuite bathroom incorporating a sizable storage cupboard, Fitted wardrobes are incorporated into bedrooms 1 and 2, while the third bedroom boasts a built-in wardrobe currently remodelled into a convenient utility cupboard. A renovated family bathroom completes the upstairs accommodation.

Recently tanked, insulated and centrally heated basement areas with plumbing for utilities currently provide flexible use either as valuable storage or as additional utility space.

Outside, a secluded south-facing rear courtyard garden offers a private retreat bathed in sunlight. A further outside area is used for storage and refuse bins. In addition, residents have the added convenience of Cheshire East Council's resident parking scheme.

DIRECTIONS

SAT NAV: SK9 7EU

TENURE

Freehold.

LOCAL AUTHORITY

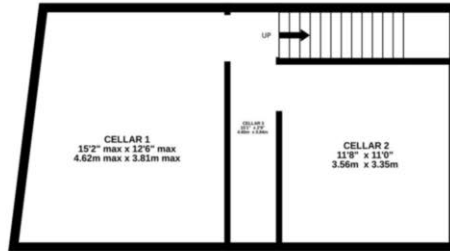
Cheshire East Council

TAX BAND

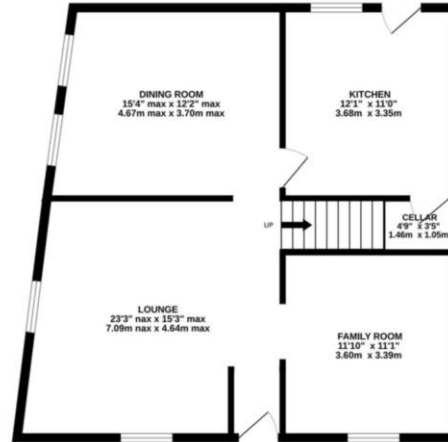
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FLOORPLAN

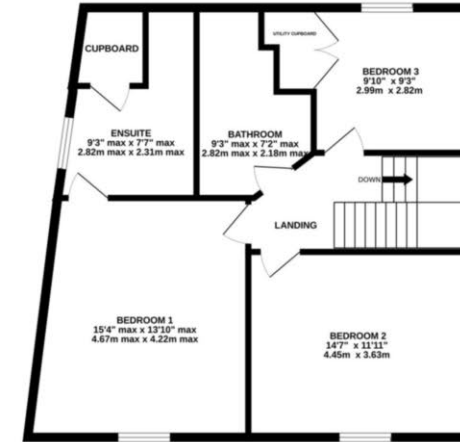
BASEMENT
413 sq.ft. (38.3 sq.m.) approx.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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