



**GASCOIGNE
HALMAN**

CROSS COTTAGE, CHELFORD ROAD, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



CROSS COTTAGE, CHELFORD ROAD, NETHER ALDERLEY

A charming three-bedroom detached cottage, originally constructed circa 1850. Offering spacious, recently, improved accommodation with open-plan living space and a generous plot with ample off-road parking.

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

Cross Cottage is a fantastic detached cottage, nestled within expansive, beautifully landscaped gardens, originally built circa 1850. This charming property exudes character and has recently been updated and enhanced by the current owners. It now boasts a spacious open-plan living area that seamlessly integrates a recently installed family dining kitchen. The main living spaces have been tastefully redecorated and re-carpeted, offering a welcoming atmosphere throughout.

The ground floor comprises an entrance porch leading to a hallway with access to the reception areas. The heart of the home is the open-plan living space, featuring a contemporary kitchen area equipped with quartz work surfaces, premium integrated appliances, and a generous breakfast bar. Flowing from the kitchen is a bright family dining room with bi-fold doors opening onto the picturesque gardens. A lounge with an exposed brick fireplace and wood-burning stove creates a cosy retreat. Additionally, there is a convenient downstairs toilet and a utility cupboard.

Upstairs, the property offers three double bedrooms and a family bathroom complete with a spacious walk-in shower.

Externally, a large gated gravel driveway to the side provides ample parking space for multiple vehicles. The rear of the property showcases stunning gardens, including a patio area, lawn space, and well-maintained flower beds and borders.

Cross Cottage is conveniently situated in a semi-rural location, and enjoys easy access to Alderley Edge, Knutsford, and Macclesfield, making it an ideal home with excellent connectivity.

Offering superb value for money, this property presents an exceptional opportunity for prospective buyers. A viewing is highly recommended to fully appreciate the charm, character, and quality of accommodation available.

DIRECTIONS

SAT NAV: SK10 4SY

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

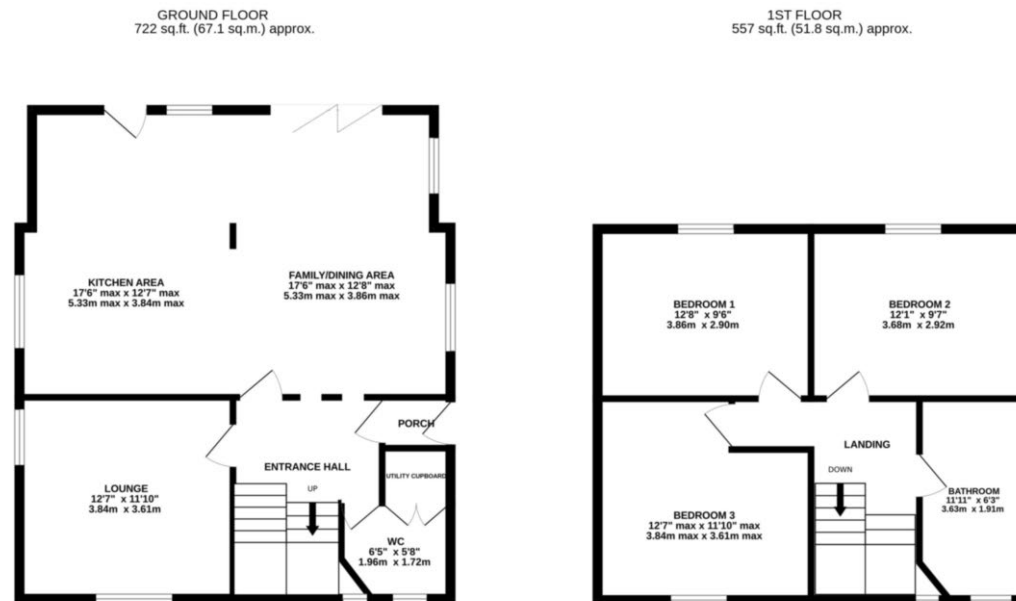
TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

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 590373

alderley@gascoignehalman.co.uk

6 London Rd, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**