



**GASCOIGNE
HALMAN**

99 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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A charming period mid-terrace cottage situated in a highly desirable and sought after location. Offering deceptively spacious accommodation across three floors, generous gardens, off road parking and approved planning permission for a rear extension.

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

This attractive mid-terrace cottage offers many charming features across three floors of accommodation, including generous rooms with high ceilings, an open fire and original cornices to the lounge. Boasting well-balanced, spacious, versatile living space, this property is situated in a prime location close to the heart of Alderley Edge Village and for those who wish to add their own stamp this property benefits from planning permission (application no. 21/1382M) for a single storey extension to the rear; providing an opportunity to create a large kitchen/dining room area, with bi-folds which open directly onto the garden.

The current accommodation in brief comprises; entrance hall with a staircase, while the lounge and dining room feature character details and provide principal living space. The well-appointed kitchen has a range of integrated appliances and free standing range oven. The first floor hosts two double bedrooms and a well-appointed family bathroom, while the second floor boasts a spacious master bedroom and an en-suite facility.

Outside, there is a cottage garden to the front. To the rear, there is a pleasant low maintenance accessed directly from the property. Beyond this, there is a driveway providing parking and a further garden area.

DIRECTIONS

SAT NAV: SK9 7LW

TENURE

Freehold

LOCAL AUTHORITY

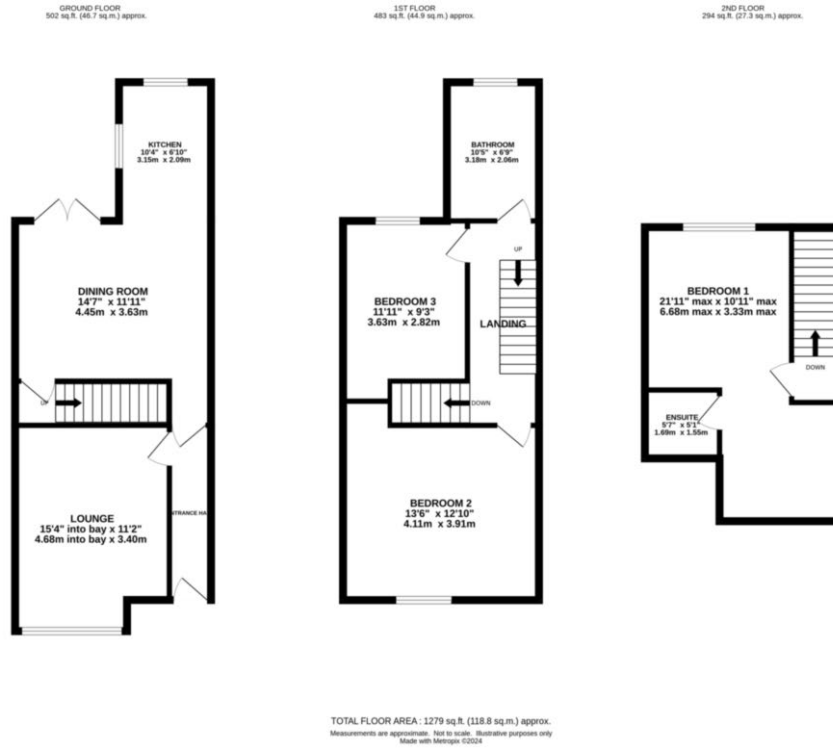
Cheshire East Council

TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.



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