



**GASCOIGNE  
HALMAN**

5 COTTAGE LAWNS, HEYES LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 5 COTTAGE LAWNS, HEYES LANE, ALDERLEY EDGE

**An immaculately presented first floor apartment with stunning views to all aspects set in the glorious grounds of Cottage Lawns. The property has no onward chain, off road parking and a garage.**

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.





Situated in the stunning grounds of Cottage Lawns, just a stones throw away from Alderley village centre this two bedroom, one bathroom apartment is a real gem.

The property is approached via a sweeping driveway with immaculate gardens to either side. As you approach the top of the driveway you see an abundance of parking spaces and the garaging for all of the properties. You enter the building via a communal entrance hall which is particularly well maintained.

The apartment itself has a wide and open entrance hall with storage on one side. Straight ahead is the generous living room with a feature bay window that overlooks the gardens and the glorious old trees that adorn the lawns. Down the hallway is the breakfast kitchen which has lovely tiled flooring and base units fitted to two walls, finished in a contemporary style. Opposite the kitchen is the bathroom. The bathroom is fitted with a modern white three piece suite enclosed by fully tiled walls comprising; shower over bath, wash hand basin and W/C.

At the end of the hall are the two bedrooms. Both bedrooms are comfortable doubles but particular mention must be given to bedroom one which is of a very good size and boasts superb views over the grounds once again. Outside, as previously mentioned there is a garage which this property enjoys the use of which is absolutely ideal for storage.

A short walk away is Alderley Edge Railway Station, Waitrose and the many bars and restaurants Alderley Edge has to offer. This property comes to the market with the benefit of no onward chain.

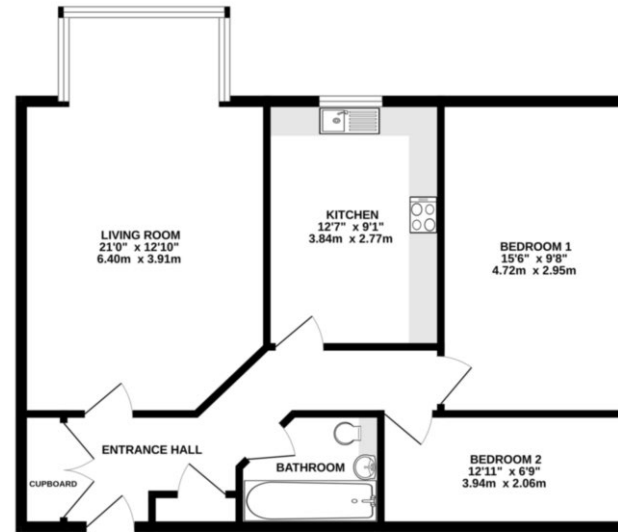
#### **LOCATION**

#### **DIRECTIONS**

Sat Nav: SK9 7NF

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GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrated purposes only.  
Made with Lettoplan (2023)

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