



**GASCOIGNE
HALMAN**

2A CLIFTON STREET, ALDERLEY EDGE

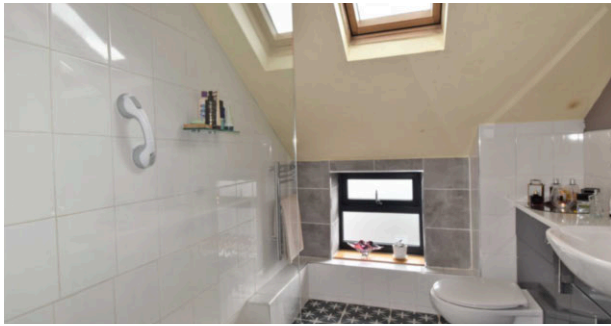
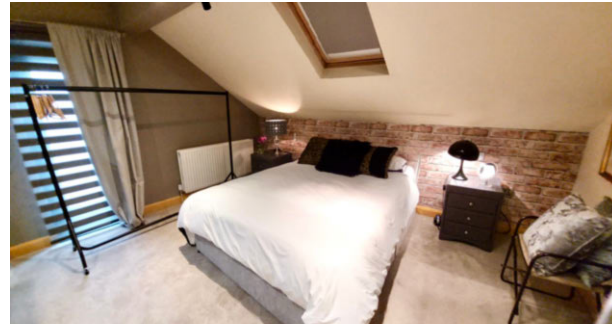
THE AREAS LEADING ESTATE AGENT



2A CLIFTON STREET, ALDERLEY EDGE

A spacious three bedroom property located at the heart of Alderley Edge village, boasting beautifully presented accommodation that has been much improved by the current owners with the added benefit of off road parking.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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 very heart of Alderley Edge village, tucked away off Clifton Street, this three double bedroom, two bathroom property offers generous, contemporary accommodation that has been thoughtfully extended and refurbished by the current owners and provides an ideal opportunity for those looking for a 'piet de terre, buy to let or 'lock up and leave' property.

Across three floors the internal accommodation is generous, bright and well presented and briefly comprises; an entrance hall, ground floor double bedroom with well appointed en-suite shower room.

To the first floor is a generous landing area and open plan lounge/dining/kitchen area with feature exposed birch wall and large windows.

The second floor offers two generous double bedrooms and a recently installed shower room.

Externally, the property is set back from Clifton Street. There is a parking or garden area to the front and a small outdoor seating area.

DIRECTIONS

SAT NAV: SK9 7NW

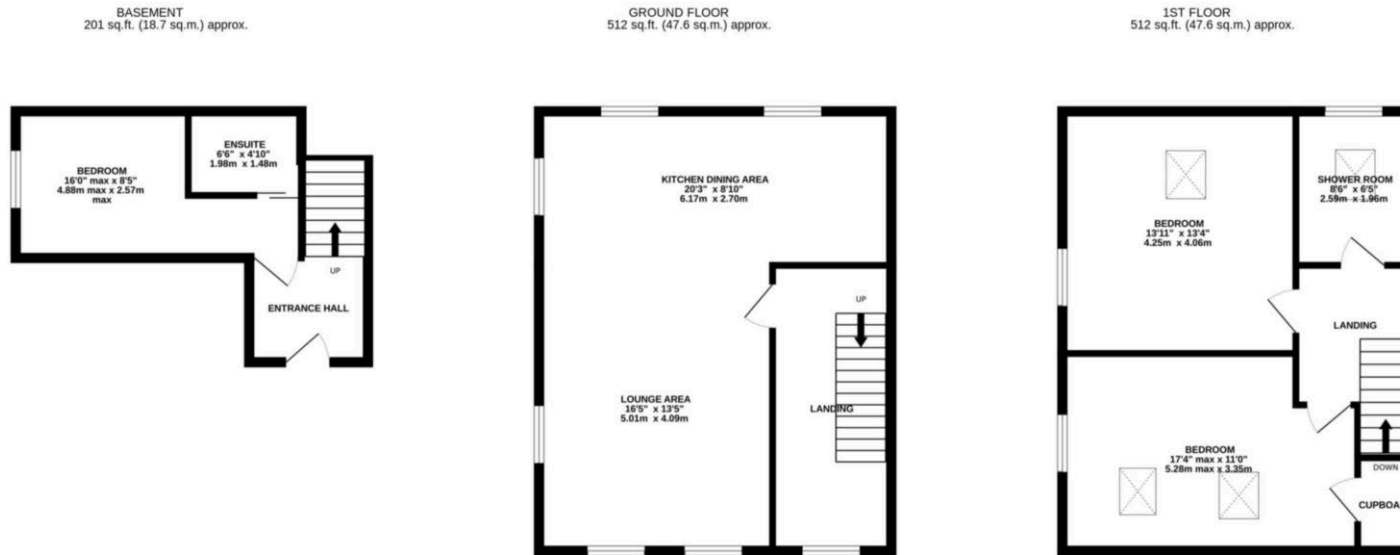
TENURE

Leasehold. 781 Years Remaining. Ground Rent £200 PA.

LOCAL AUTHORITY

Cheshire East. Council tax band: C

FLOORPLAN



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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