



**GASCOIGNE  
HALMAN**

4 SOUTH GROVE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 4 SOUTH GROVE, ALDERLEY EDGE

**An attractive three-bedroom semi-detached property located at the heart of Alderley Edge Village. Boasting well-proportioned accommodation and with the benefit of planning permission to extend. NO HIGHER CHAIN**

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 in the heart of Alderley Edge Village, this attractive period property offers generous, well-balanced accommodation with pleasing external elevations and easy access to all local amenities. The spacious and inviting living spaces begin with a pleasant entrance hall, setting the tone for the home. The lounge, positioned at the front of the property, features a charming bay window creating a perfect spot for relaxation and family gatherings.

At the rear of the property, the large family dining area is ideal for entertaining, with double doors opening to the rear garden, allowing for an effortless blend of indoor and outdoor living. The well-appointed kitchen is conveniently situated adjacent to the dining area, ideal for meal preparation and family dining.

On the first floor, the property boasts three good-sized bedrooms, each offering ample space and comfort. The modern walk-in shower room adds practicality.

The lower ground floor features a useful cellar area, providing additional functional space that includes a storage room, utility space, and a wet room.

Externally, the property benefits from off-road parking for several cars. The rear garden is designed for low maintenance and enjoys a desirable westerly aspect, making it a perfect space for outdoor relaxation and activities. Additionally, there is a useful outbuilding providing extra storage space.

A key selling point of this property is the approved planning permission (application number 22/2351M) for a double-story extension to the side and a single-story extension to the rear. This exciting opportunity allows for the creation of larger reception and bedroom spaces, as well as an open-plan family dining kitchen. The extensions provide the next owner with the flexibility to tailor the property to their specific needs and preferences.

With its generous accommodation, charming features, and significant potential for further development, viewing is highly recommended. The property's prime location in Alderley Edge Village and the absence of an upper chain make it an enticing opportunity for prospective buyers.

## DIRECTIONS

SAT NAV: SK9 7EX

## TENURE

Leasehold. Years remaining: 859. Ground Rent £6 PA.

## LOCAL AUTHORITY

Cheshire East Council

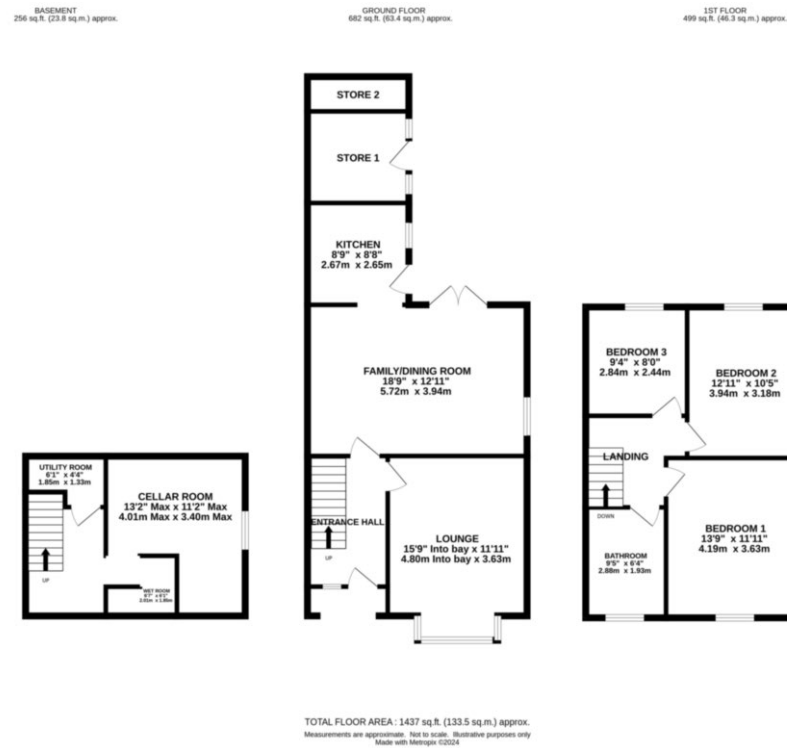
## TAX BAND

Band: F

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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