



**GASCOIGNE
HALMAN**

62 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



62 HEYES LANE, ALDERLEY EDGE

An attractive Victorian mid-terrace property boasting beautifully presented, thoughtfully extended accommodation across four floors. Enjoying pleasant gardens and a situated in a highly popular location, conveniently positioned for the village amenities.

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 beautifully presented late Victorian townhouse, situated within close proximity to Alderley Edge Village, offers a perfect blend of period charm and modern luxury. Spanning over 1,500 square feet across four floors, this property has been meticulously extended and improved, preserving its original character while providing all the comforts of contemporary living. It's an ideal choice for a young and growing family seeking a spacious and stylish home.

As you step through the entrance, you are greeted by a welcoming hallway that leads into the elegant lounge. This inviting space features a stunning bay window that floods the room with natural light, a fireplace adds warmth and character, and bespoke built-in cupboards that provide ample storage. The lounge flows effortlessly into the dining area, creating a perfect space for entertaining and gatherings.

To the lower ground floor, you enter the heart of the home; a magnificent open-plan living area that has been thoughtfully designed for modern living. The bespoke Neptune kitchen is a standout feature, with its handcrafted cabinetry, centre island, and luxurious granite worktops. It is equipped with high-end Neff appliances, making it a chef's dream. Adjacent to the kitchen, a useful utility cupboard adds practicality, while the dining area offers a comfortable space for casual meals. The family room, bathed in light from the bi-fold doors, seamlessly connects the indoor space with the outdoors, opening onto a beautifully landscaped patio and garden, perfect for al fresco dining and relaxation. A convenient WC is discreetly positioned just off the dining room for added convenience.

The first floor hosts two spacious double bedrooms. The well-appointed family bathroom exudes luxury, featuring a stunning freestanding bath that invites you to unwind in style.

The second floor continues to impress with two additional double bedrooms. The largest of these boasts fitted wardrobes, providing generous storage. A well-appointed shower room services this floor.

Externally, the property is equally charming. The front has a cottage garden, enhancing the home's curb appeal. To the rear, the southerly facing garden is a true highlight, featuring a lawn and a patio area that is perfect for outdoor entertaining or simply enjoying the sun.

This remarkable townhouse offers a rare combination of period elegance and modern sophistication, making it an exceptional opportunity in a sought-after location.

DIRECTIONS

SAT NAV: SK9 7LB

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

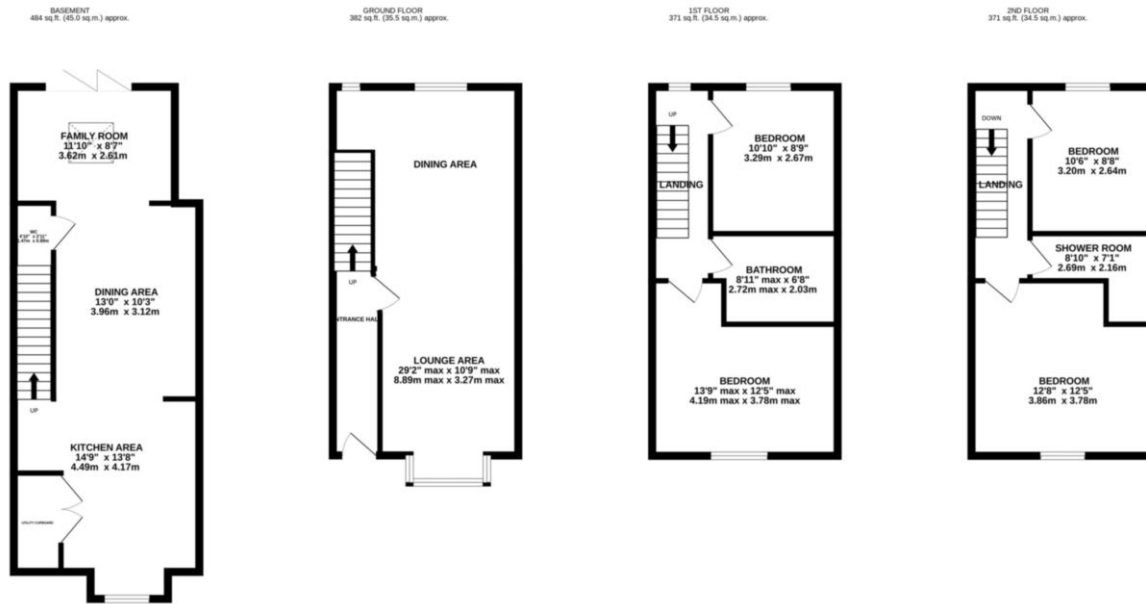
TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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