



**GASCOIGNE
HALMAN**

HOLLYTREE HOUSE, 30 TRAFFORD ROAD, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



HOLLYTREE HOUSE, 30 TRAFFORD ROAD, ALDERLEY EDGE

A handsome Victorian semi detached property is situated in a highly convenient location at the heart of Alderley Edge village. This impressive property boasts generous internal accommodation, many original features, garage, ample off road parking and low maintenance gardens.

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

The sale of Hollytree House represents a truly rare opportunity to acquire a timelessly attractive Victoria home situated within this most desirable residential location at the heart of Alderley Edge village. Extending to over 2,400 Sq ft the property retains a wealth of original features such as sash windows, picture rails, beautiful fireplaces, deep skirting boards, panelled doors and ceiling cornices. This much loved family home provides practical, spacious accommodation which is bound to appeal to prospective purchasers.

Offering generous accommodation across four floors which in brief comprises; entrance hall, bay fronted lounge with feature fireplace, dining room, dining kitchen with a range of hand made kitchen unit which opens into the family area with doors to the rear garden. Downstairs WC, large cloaks area and garage.

To the lower ground floor is a family rooms and a store room.

To the first floor the generous master bedroom with extensive range of fitted wardrobes is complemented by an en suite shower room. There is a further double, separate WC and generous family bathroom to this floor.

To the second floor two double bedroom complete the internal accommodation.

Outside to the front is a gated driveway providing parking for a number of cars and access to the garage. To the rear is a sunny garden with patio and astro turf lawn area.

DIRECTIONS

SAT NAV: SK9 7NN

TENURE

Leasehold. 875 years remaining. Ground Rent £15.13 pa.

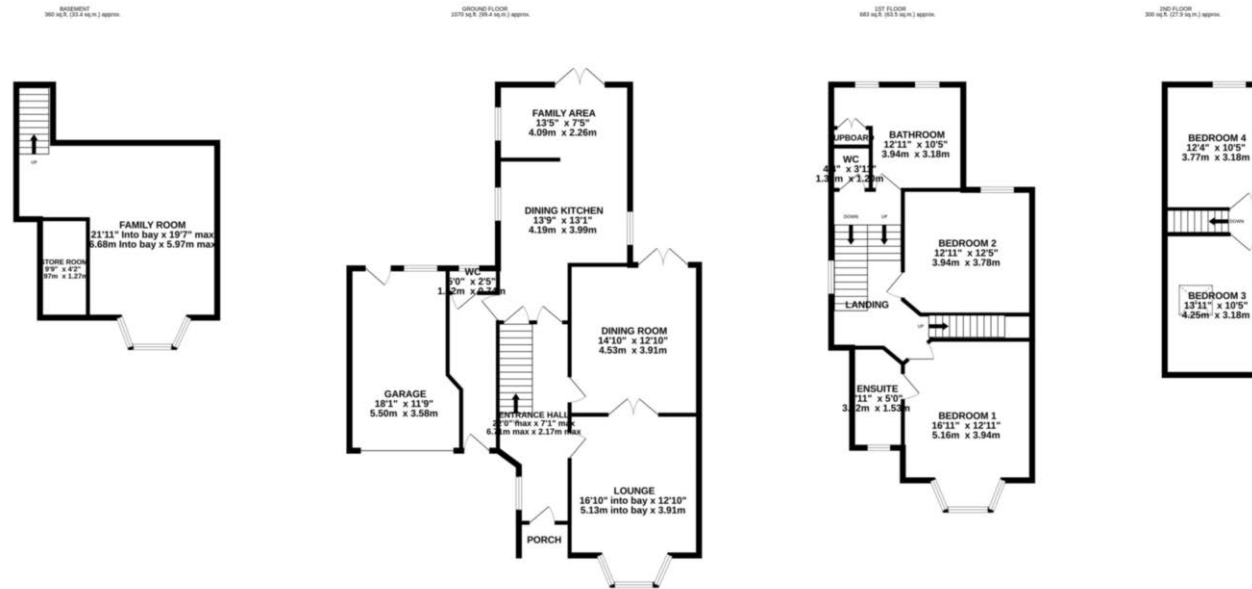
LOCAL AUTHORITY

Cheshire East. Tax Band G.

VIEWINGS

Viewings strictly by appointment through the agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2413 sq.ft. (224.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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