



**GASCOIGNE
HALMAN**

55 KNUTSFORD ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



55 KNUTSFORD ROAD, ALDERLEY EDGE

A generous family home, thoughtfully extended to offer flexible living space. Situated at the heart of a generous gated plot with views over an open aspect to the rear and located equidistant from Alderley Edge and Wilmslow.

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 generous Cheshire brick property offers well proportioned, versatile accommodation which stands as the perfect family home. Thoughtfully extended by the current owners, it blends classic charm with modern comforts and situated in this well regarded location, equidistant to both W/lnslow and Alderley Edge, it offers both convenience and tranquility. The spacious plot benefits from a gated driveway and rear gardens that enjoy views over an open aspect.

Upon entering, you are greeted by a spacious entrance hall, setting a welcoming tone for the home. The ground floor includes a convenient downstairs WC and a well-appointed dining kitchen, complete with a central island ideal for family gatherings and casual dining. The adjacent utility room adds practicality, while the expansive lounge, featuring double doors that open to the garden, provides a bright and inviting space for relaxation and entertainment. A versatile family room adds to the ground floor's generous living spaces, perfect for use as a playroom, office, or additional reception room.

To the first floor, you will find a fabulous master bedroom suite. Which features fitted wardrobes and a large bathroom adorned with a striking exposed brick wall, a bath, and a walk-in shower. A private balcony extends from the master bedroom, offering a peaceful retreat with beautiful views over the rear garden and beyond. Three additional well-proportioned bedrooms provide ample space for family members or guests, complemented by a stylish family bathroom.

The exterior of the property is equally impressive. The large gated driveway offers ample parking and leads to the garage, ensuring convenience and security. The rear garden, predominantly laid to lawn, is framed by mature hedges, creating a private and serene outdoor space. An elegant deck area invites you to enjoy alfresco dining and entertaining, all while taking in the open, picturesque views.

This property is not just a house but a home designed for family living, offering a blend of space, style, and comfort in a prime Cheshire location.

DIRECTIONS

SAT NAV: SK9 7SH

LOCAL AUTHORITY

Cheshire East Council

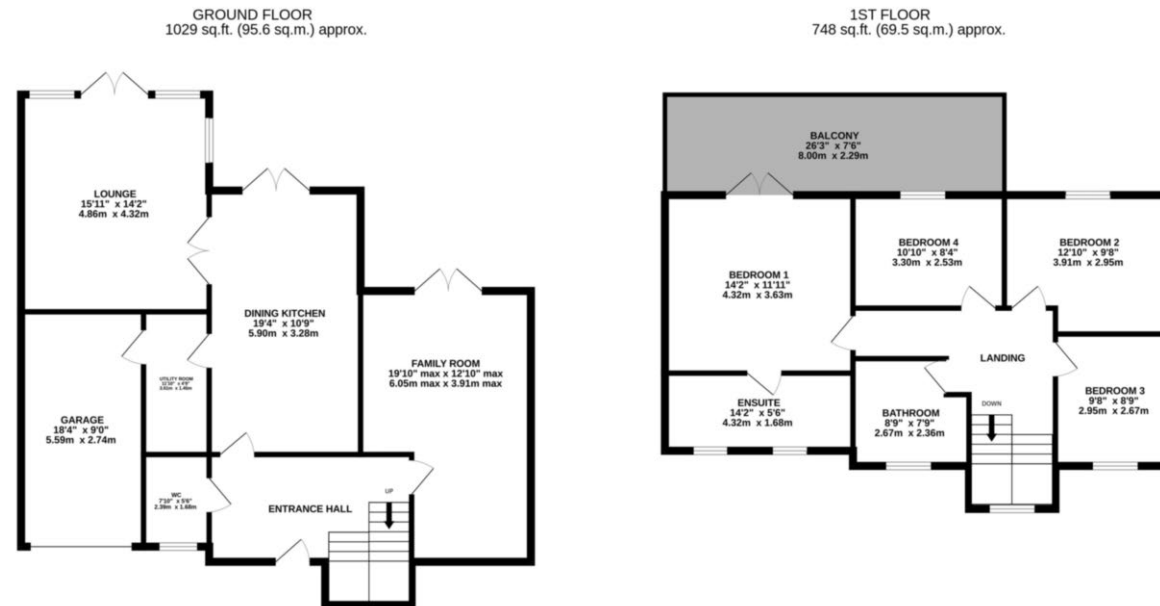
TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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