



GASCOIGNE HALMAN

47 BROOK LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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An extended mid-terraced cottage equidistant from Alderley Edge and Wilmslow set opposite the Alderley Edge Golf Club and boasting a large rear garden.

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 idyllic two bedroom cottage has been extended in recent years to create a bright, open and flexible home. The property is conveniently located for access to Alderley Edge, Wilmslow and Knutsford. There are plenty of restaurants, bars and activities in the locality. For instance, Alderley Edge golf club is right across the road.

To the ground floor there is a generous dining hall that is open onto a pleasant living room which houses a classically styled open fire place. Towards the rear of the property is a contemporary kitchen which is fitted with a range of wall and base units in a gloss cream colour. The skylights, French doors and light coloured cabinetry create an exceptionally bright and welcoming environment, all overlooking the fabulous rear gardens.

To the first floor, there are two bedrooms and a bathroom. Both bedrooms are comfortable double rooms. The main bedroom is situated at the rear of the property with stunning views over the gardens. There is also potential to extend at this end, subject to planning permissions. The bathroom has been fitted in a classical style with a white three piece suite comprising shower over bath, toilet and wash hand basin. Furthermore, there is an extremely useful loft room accessed via the landing that is currently used as a home office and storage space.

Outside, the rear gardens extend to approximately 165ft all the way down to the brook. The initial space outside the property is a very well finished patio that leads onto a large lawned area. The gardens face in a southerly direction and as such are perfect for enjoying the sunshine throughout the day.

DIRECTIONS

SAT NAV: SK9 7RU

TENURE

Freehold

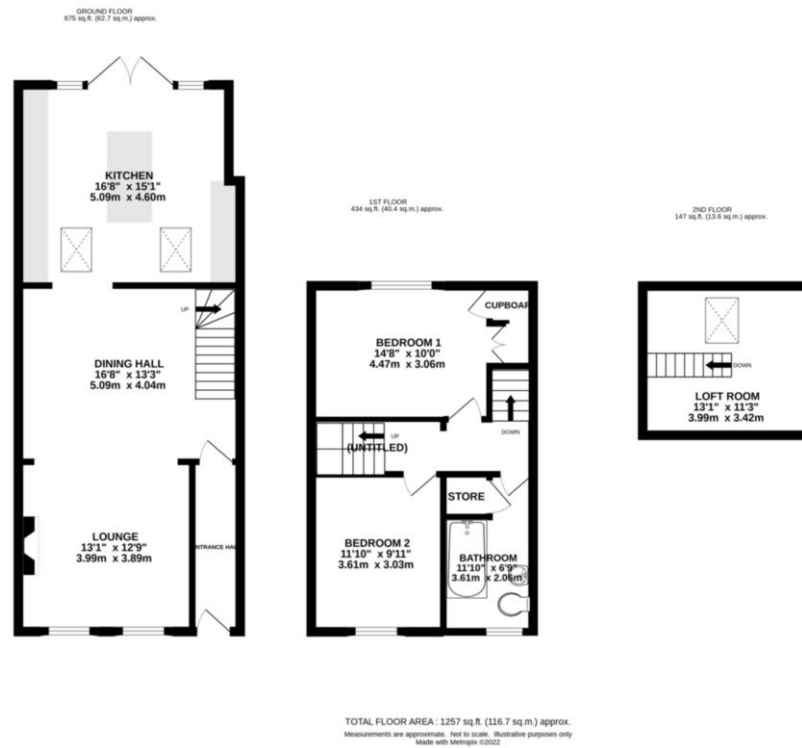
LOCAL AUTHORITY

Cheshire East Council

TAX BAND

BAND: D

FLOORPLAN & EPC



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