



**GASCOIGNE
HALMAN**

3 BEECH COTTAGES, LYDIAT LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A well-proportioned Cheshire brick cottage in a peaceful, sought-after location within easy walking distance of Alderley Edge village.

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 charming property, featuring attractive mellow Cheshire brick elevations, is ideally located within close proximity to Alderley Edge Village. Offering well-proportioned living space in a highly convenient location, it presents an excellent opportunity for those seeking a comfortable and well-presented home.

Upon entering, you are welcomed by an entrance porch and hallway, leading into a generous lounge/dining room. This bright and spacious living area features an attractive fireplace as a central focal point and double doors that open onto the rear garden, allowing plenty of natural light to flow in. The kitchen is well-fitted with an extensive range of base and wall units, complemented by a variety of integrated appliances. Additionally, a convenient downstairs WC is located off the hallway.

Upstairs, there are two spacious double bedrooms, with the master bedroom benefiting from fitted furniture. The first floor also includes a well-appointed shower room, providing everything needed for modern living.

Externally, the property boasts a charming cottage garden to the front and side, while the rear garden is low-maintenance and fully enclosed, offering a pleasant and private outdoor space. The driveway and garage provide ample parking and useful additional amenities.

Situated just a short distance from the village and offered with no onward chain, this property is perfect for those looking to move quickly and take advantage of its fantastic location.

DIRECTIONS

SAT NAV: SK9 7HB

TENURE

Property - Freehold.
Garage & driveway - Leasehold. 821 years remaining. £20 (approx) PA ground rent.

LOCAL AUTHORITY

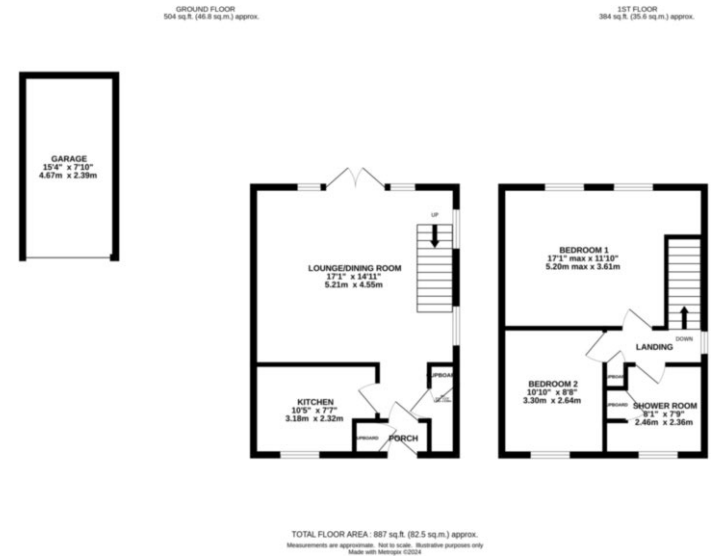
Cheshire East Council

TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.



ALDERLEY EDGE OFFICE

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