



**GASCOIGNE
HALMAN**

3 ORCHARD GREEN, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



3 ORCHARD GREEN, ALDERLEY EDGE

A thoughtfully extended three bedroom semi-detached property offering well-presented, open plan living space. Situated within close proximity of all amenities within Alderley Edge village and local beauty spot "The Edge".

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

A stunning semi-detached residence nestled in the sought-after cul-de-sac, offering a prime location in close proximity to the vibrant Alderley Edge village and close to the local tennis and cricket club. This extended three-bedroom home seamlessly blends contemporary design with comfort, making it an ideal haven for modern living.

Upon entering, you are greeted by a generous entrance hall that sets the tone for the property. The ground floor boasts a seamless fusion of the living and dining spaces, featuring an open-plan family dining kitchen that serves as the heart of the home. The well-appointed kitchen area, complete with modern amenities, effortlessly transitions into the inviting garden room, creating an extremely pleasant space for relaxation and entertainment.

Additionally, the property offers a cosy lounge, providing an intimate retreat for quiet evenings. A convenient downstairs WC adds to the practicality of the home, ensuring comfort and ease.

To the first floor, three well-balanced bedrooms await, each offering a peaceful sanctuary. The master bedroom, adorned with fitted furniture, exemplifies a perfect blend of style and functionality, providing ample storage space.

The recently installed shower room exudes contemporary elegance, featuring modern fixtures and a sleek design that adds a touch of luxury to your daily routine.

Externally, the property boasts a gated York stone driveway, ensuring secure parking and adding to the visual appeal of the home. The front garden, adorned with lush lawns, presents a welcoming sight. Meanwhile, the well-stocked rear garden is a delightful retreat. A useful garden store or small garage further adds to the convenience and functionality of this property.

DIRECTIONS

SAT NAV: SK9 7DT

TENURE

Leasehold. 886 Years remaining. Ground rent £6 pa.

LOCAL AUTHORITY

Cheshire East County Council Telephone 0300 123 5500

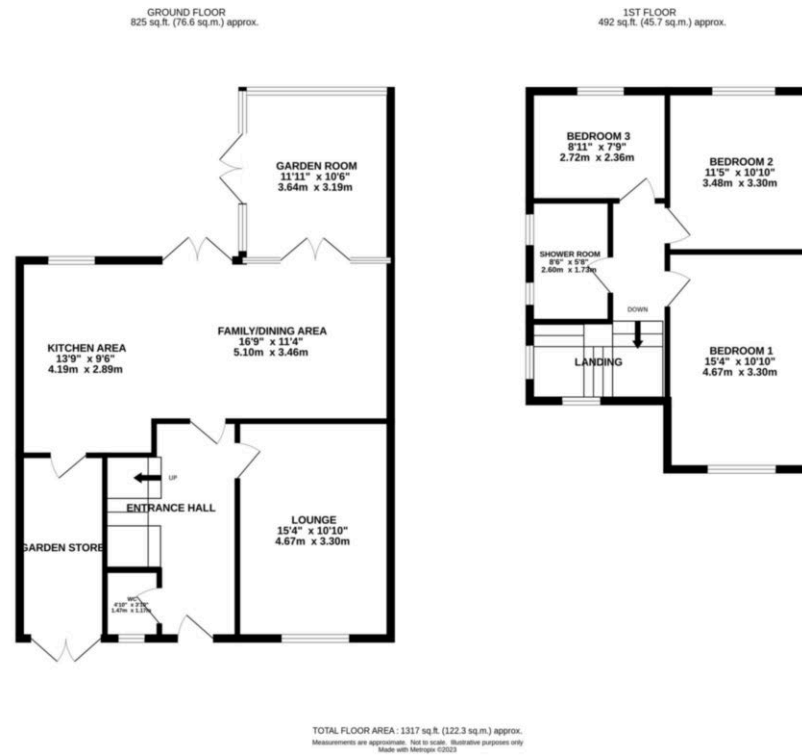
COUNCIL TAX

Band E

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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ALDERLEY EDGE OFFICE

01625 590373

alderley@gascoignehalman.co.uk

6 London Rd, Alderley Edge, Cheshire, SK9 7JS

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