



**GASCOIGNE
HALMAN**

79 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



79 HEYES LANE, ALDERLEY EDGE

A well presented, thoughtfully extended two bedroom cottage, situated in a pleasant leafy position off Heyes Lane within close proximity to all amenities in 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

Nestled off Heyes Lane in a discreet and peaceful location, this charming mid-terrace cottage offers an ideal balance of privacy and proximity to Alderley Edge Village. Set back from the lane, the property features a comfortable front garden, complete with provisions for vegetable beds and enclosed by a mature hedgerow for added seclusion.

Upon entering, you are greeted by an entrance hall that leads into the inviting lounge. This principal reception room benefits from a generous bay window and a feature fireplace, creating a warm and welcoming atmosphere. To the rear of the property, you'll find an open-plan family dining kitchen, fitted with stylish units and integrated appliances. Double doors open onto the rear garden, making it a pleasant space for day-to-day living. There is also a useful utility area with direct access from the kitchen.

Upstairs, the first floor offers two double bedrooms and a well-appointed bathroom. The entire first floor has been recently re-carpeted, with re-boarding beneath, ensuring a comfortable and updated living space.

An easily accessible loft offers useful storage space and exciting potential to convert into a bedroom (subject to any necessary consents).

Externally, to the rear the south westerly facing cottage garden is mainly laid to lawn and provides pleasant outside space.

This property represents an ideal opportunity for those seeking a quiet and private setting while still being within easy reach of village amenities. The home is offered with no onward chain, making it a perfect option for buyers looking for a smooth and timely purchase.

DIRECTIONS

SAT NAV: SK9 7LN

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

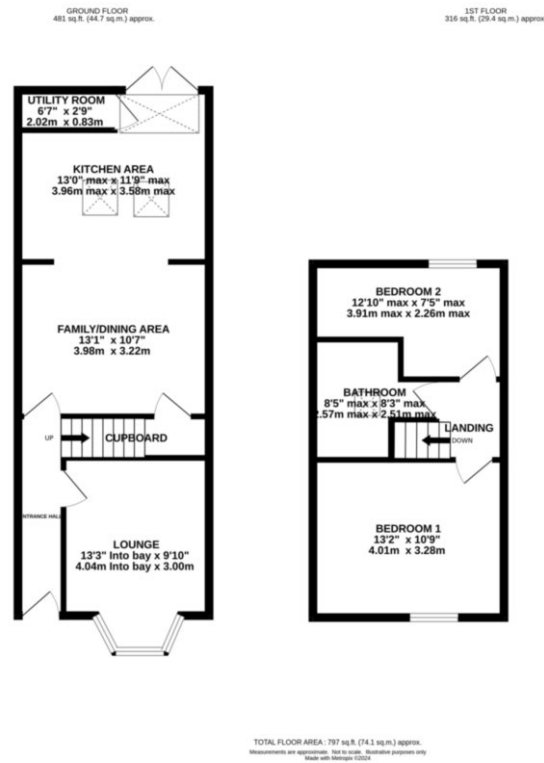
TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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