



**GASCOIGNE
HALMAN**

9 CARLISLE STREET, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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An attractive two-bedroom cottage offering well-presented accommodation, located in the heart 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 beautifully presented cottage is located within close proximity to all amenities in Alderley Edge Village, the property boasts attractive elevations and character features throughout. Recently installed windows, enhance the charm and energy efficiency of the home.

Upon entering the cottage gardens, you are greeted by a covered entrance porch that leads into the welcoming entrance hall. From here, stairs lead to the first floor, and access is provided to the lounge. The lounge is characterized by its high ceilings and features a fireplace as a focal point, with useful built-in plantation shutters adding both style and practicality.

Spanning the rear of the property is the spacious dining kitchen, which is fitted with an extensive range of units, along with integrated appliances. There is ample space for a dining table, making it an ideal area for entertaining or family meals.

Upstairs, there are two well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and built-in plantation shutters. The bathroom is elegantly appointed with a Savoy bathroom suite, including a feature high-cistern toilet and a bath with a shower over.

Outside, the front of the property offers a charming cottage garden enclosed by a hedgerow. To the rear, a low-maintenance garden features walled boundaries, a patio area, and artificial grass, along with the convenience of an outdoor toilet.

The property is offered for sale with no onward chain, making it an ideal choice for those seeking a home in close proximity to the village and local amenities.

DIRECTIONS

SAT NAV: SK9 7EZ

TENURE

Leasehold. 873 Years Remaining. Ground Rent £2 PA.

LOCAL AUTHORITY

Cheshire East Council

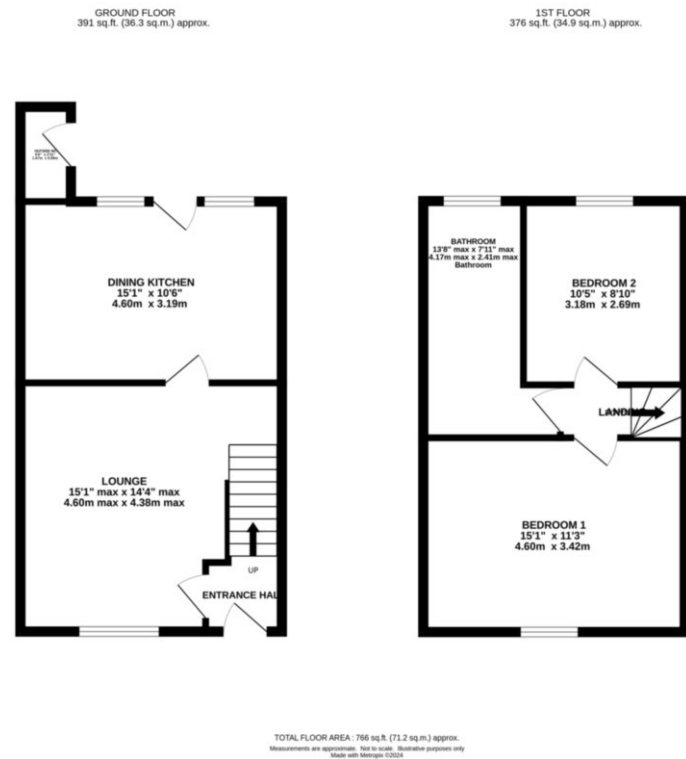
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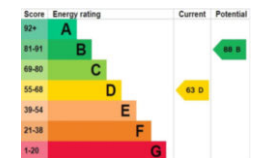
VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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