



**GASCOIGNE
HALMAN**

42 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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An attractive semi-detached property boasting mature Southerly facing gardens and potential for further extension. Situated in a convenient location with ample parking and benefiting from beautiful views towards The Edge.

Alderley Edge Village offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.





DESCRIPTION

This charming three-bedroom semi-detached home, with its stone roof and rendered elevations, exudes character and warmth, having been lovingly maintained by its current owners. Nestled on a generous southerly-facing plot, the property boasts stunning views towards Alderley Edge and offers traditional charm within close proximity of the village amenities.

Set well back from the road, the house is elegantly screened by mature hedgerows and bushes, providing a sense of privacy. The approach to the home is marked by a stone porch, welcoming you into a spacious entrance hall that grants access to all the main living areas.

At the front of the house, a delightful dining room is bathed in natural light from a large window that frames views of the front garden. This room seamlessly opens to the lounge, where large picture windows offer uninterrupted views of the beautifully rear garden, creating a bright and inviting space. The well-appointed dining kitchen, has ample storage and workspace, is perfect for everyday meal preparation. A rear porch provides additional convenience and access to the outdoor areas. Additionally, the lower ground floor houses a utility space and the boiler, adding practicality to the property.

The first floor is home to three generously sized double bedrooms, each offering comfortable living space and plenty of natural light. The recently installed shower room adds a modern touch to the home.

Outside, the property continues to impress with its extensive driveway, providing ample parking and access to the detached single garage. The front garden, with its mature lawn, trees, and hedgerows, offers a welcoming green space, while the rear garden truly steals the show. This beautifully maintained, southerly-facing space features a large lawn, mature trees, hedgerows, and shrubs, all enjoying the sunny elevation and views up to The Edge.

Being chain-free, this home presents an exciting opportunity for those looking to move closer to the village while also offering the potential for future extensions if desired. With its combination of character, charm, and further potential, this property truly offers a rare and wonderful opportunity to create a stunning home in a sought-after location.

DIRECTIONS

SAT NAV: SK9 7JY

TENURE

Leasehold. 905 years remaining. Ground Rent £18.

LOCAL AUTHORITY

Cheshire East Council

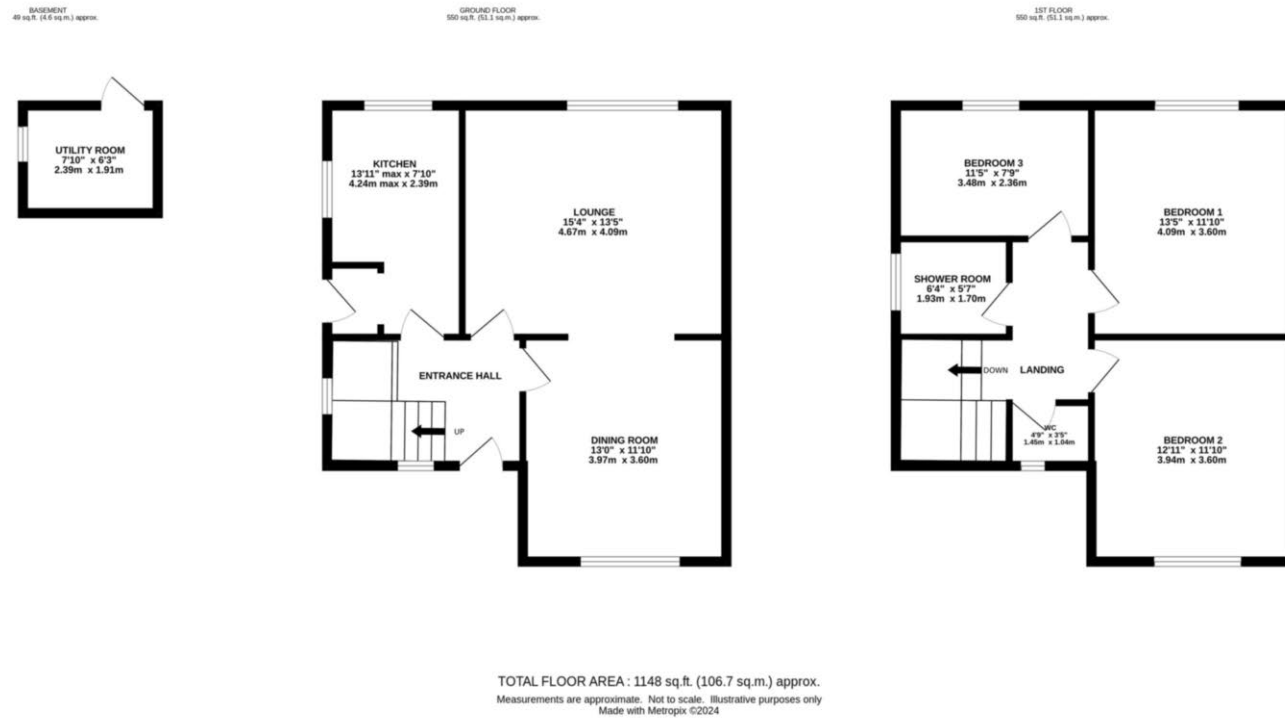
TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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