



**GASCOIGNE
HALMAN**

22 BEAUFORT CLOSE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



22 BEAUFORT CLOSE, ALDERLEY EDGE

***** NO ONWARD CHAIN ***** Thoughtfully renovated and presented to the highest possible standard, an attractive detached property offering high specification, open living space at the heart of a generous plot within 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

Nestled within a generous plot and set well back from the road, this beautifully presented contemporary home is a true gem in the heart of a sought-after residential area.

Surrounded by thoughtfully planted gardens that provide privacy, the property enjoys a prime position within close proximity to all the amenities that Alderley Edge Village has to offer.

Lovingly maintained and significantly enhanced by the current owners, this home boasts an impressive range of updates that elevate its appeal beyond what meets the eye. Key improvements include the installation of slate grey Swiss aluminium double-glazed windows, re-rendered elevations, a new pitched and flat roof with dormer extension, high-specification Hormann steel front and rear doors, and new boiler/central heating radiators. Every aspect of the property's fabric has been future proofed with meticulous attention to detail.

The accommodation is presented to the highest standard, requiring only the final touches to suit individual tastes. Upon entering, you are greeted by a spacious reception hall, which features a convenient WC and seamlessly flows into the heart of the home, a stunning dining kitchen space bathed in natural light from oversize windows. The kitchen, while well-appointed, offers exciting potential for customisation, inviting the new owner to create their dream culinary space.

Adjoining the kitchen, the formal lounge offers an inviting space for relaxation, with a large picture window framing a garden view and a door providing access to the rear garden. An additional reception room, currently used as a study, offers flexibility as a potential playroom or family room, adapting effortlessly to your lifestyle needs.

The property also boasts a double garage, accessible via a courtesy door leading into the main house. The garage is thoughtfully equipped with a sink and utility area, making it a versatile and functional space.

Upstairs, the accommodation continues to impress. The master bedroom is notably spacious, enhanced by a dormer extension added during the re-roofing, providing additional square footage for a future en suite. This bright and airy room includes a built-in wardrobe and offers a pleasant retreat. The second double bedroom enjoys delightful views over rooftops towards "The Edge" and features a generous fitted wardrobe. A third bedroom completes the sleeping accommodation.

A recently installed and beautifully finished family bathroom services all three bedrooms, blending style and functionality seamlessly.

Externally, the property sits within a carefully designed plot that balances ample outdoor space with manageability. A large tarmac driveway provides plenty of parking and leads to the double garage. The front garden, enclosed by fencing and hedgerow, offers a private lawn area, while the rear garden features a generous lawn, mature beech hedging, and a patio area that enjoys a sunny aspect perfect for outdoor relaxation and entertaining.

Additional practical features include a fully insulated and boarded loft space, with a large entrance, accessible via a pull-down ladder, providing fantastic additional storage. If required there is also exciting potential to extend the living space behind the garage (subject to p/p).

Offered for sale with no onward chain, this property presents an outstanding opportunity to acquire a home where the fundamental investments have already been made. It is ready for its new owners to move in and apply their own finishing touches, creating a bespoke living space that reflects their personal style and taste.

DIRECTIONS

SAT NAV: SK9 7HU

TENURE

Leasehold. £20 pa Ground Rent. 943 years remaining.

LOCAL AUTHORITY

Cheshire East Council

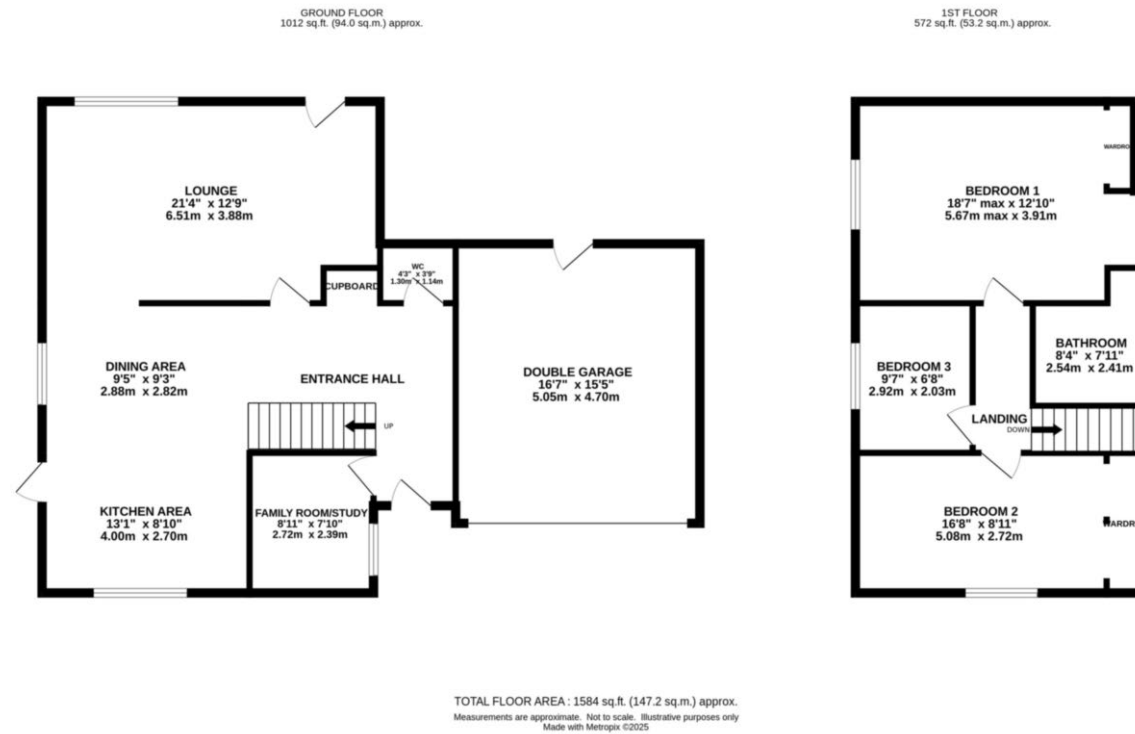
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

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

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