



**GASCOIGNE  
HALMAN**

17 HEYWOOD CLOSE, ALDERLEY EDGE

---

THE AREAS LEADING ESTATE AGENT



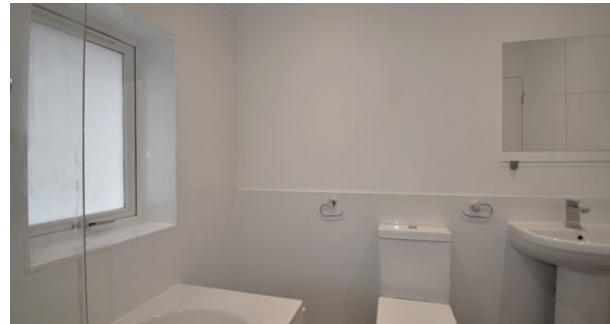
## 17 HEYWOOD CLOSE, ALDERLEY EDGE

**A three-bedroom semi detached property offering large gardens with spacious, contemporary living accommodation. Located within close proximity of Alderley Edge Village. NO ONWARD CHAIN.**

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 refurbished three-bedroom property offers a rare opportunity to purchase a home presented to an exceptional standard. Having recently undergone a comprehensive renovation, it features a recently installed kitchen and bathroom and well-proportioned accommodation throughout, making it truly ready for immediate occupancy.

The property is positioned on a generous plot, offering ample off-road parking to the front and a substantial rear garden that provides an ideal space for relaxation, entertaining, or further landscaping. The garden's size and privacy are likely to be key selling features for potential buyers.

Internally, the property boasts a bright and airy layout, with a spacious living room perfect for family gatherings or quiet evenings. The modern kitchen, fitted with contemporary units and integrated appliances, flows seamlessly into a dining space.

Three comfortable bedrooms and a stylish bathroom.

There is excellent potential to extend the property to the rear or into the loft space, subject to planning permissions, offering the flexibility to adapt the home further in the future.

Situated in a highly desirable residential area of Alderley Edge, the property enjoys close proximity to the village's excellent amenities, including boutique shops, cafes, restaurants, and well-regarded schools. Commuters will appreciate the easy access to major road networks and Alderley Edge train station.

Offered for sale with no onward chain, this property presents a fantastic opportunity for buyers seeking a modern home in a prime location. Early viewing is highly recommended to fully appreciate the space, condition, and future potential this property has to offer.

## DIRECTIONS

SAT NAV: SK9 7PP

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

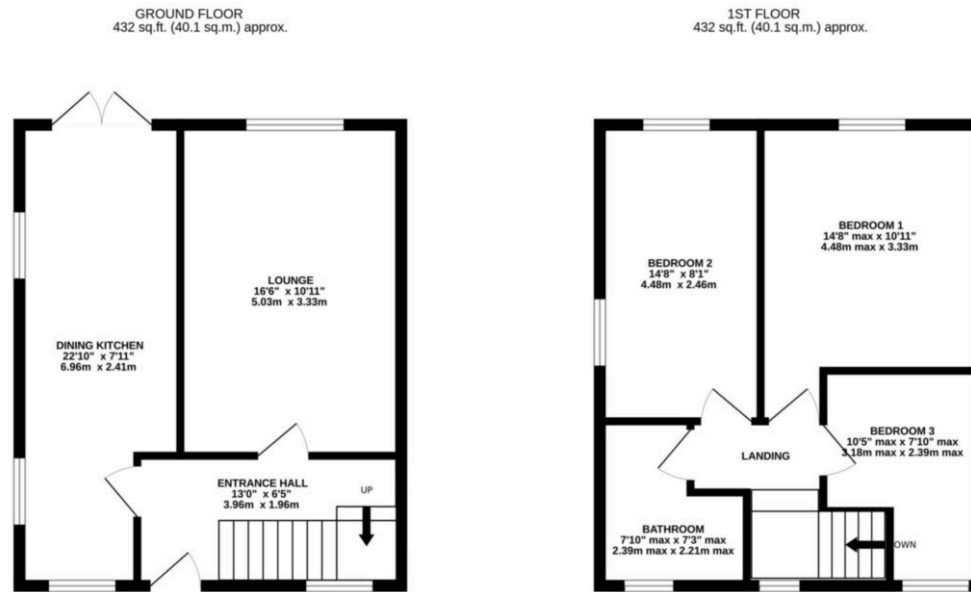
## TAX BAND

Band: C

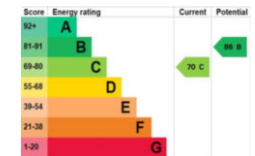
## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



### ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

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

**GASCOIGNE  
HALMAN**