



**GASCOIGNE
HALMAN**

93 MOSS LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



93 MOSS LANE, ALDERLEY EDGE

A well appointed, thoughtfully extended three bedroom semi-detached property situated within a highly regarded location close to 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 in an enviable position within walking distance of Alderley Edge Village has to offer, this thoughtfully extended three-bedroom semi-detached property is a true gem. Combining beautifully improved interiors with versatile living spaces, it presents a rare opportunity to acquire a stunning home in this sought-after location.

From the moment you step into the property, the sense of space and light is evident. An inviting entrance porch leads into a bright hallway where a convenient downstairs WC is neatly positioned. At the front of the house, the cosy lounge benefits from a charming bay window that floods the room with natural light which is complemented by a feature fireplace.

Flowing seamlessly from the lounge is a stylish family room, which in turn opens into an impressive family dining kitchen. This stunning space is the heart of the home, featuring a well-appointed kitchen with a range of integrated appliances and ample room for entertaining. A striking exposed Cheshire brick wall adds rustic charm, while double doors lead effortlessly out onto the garden, making it the perfect setting for indoor-outdoor living.

Upstairs, the first floor offers three beautifully presented bedrooms, two of which are generous doubles, along with a modern, well-appointed family bathroom. For those seeking additional space, a staircase leads to a versatile loft room, ideal for use as a home office or playroom.

Outside, the property continues to impress. To the front, a block-paved driveway provides ample parking for two vehicles. The rear garden is a wonderfully balanced outdoor space, thoughtfully landscaped to include a raised deck area, a patio, and a neatly maintained lawn, all enclosed by mature fencing and hedgerow for privacy.

Offered for sale with no onward chain, this exceptional property is a rare find and a truly special opportunity not to be missed.

DIRECTIONS

SAT NAV: SK9 7HP

TENURE

Leasehold. 908 years remaining. Ground rent £4.20 pa.

LOCAL AUTHORITY

Cheshire East Council

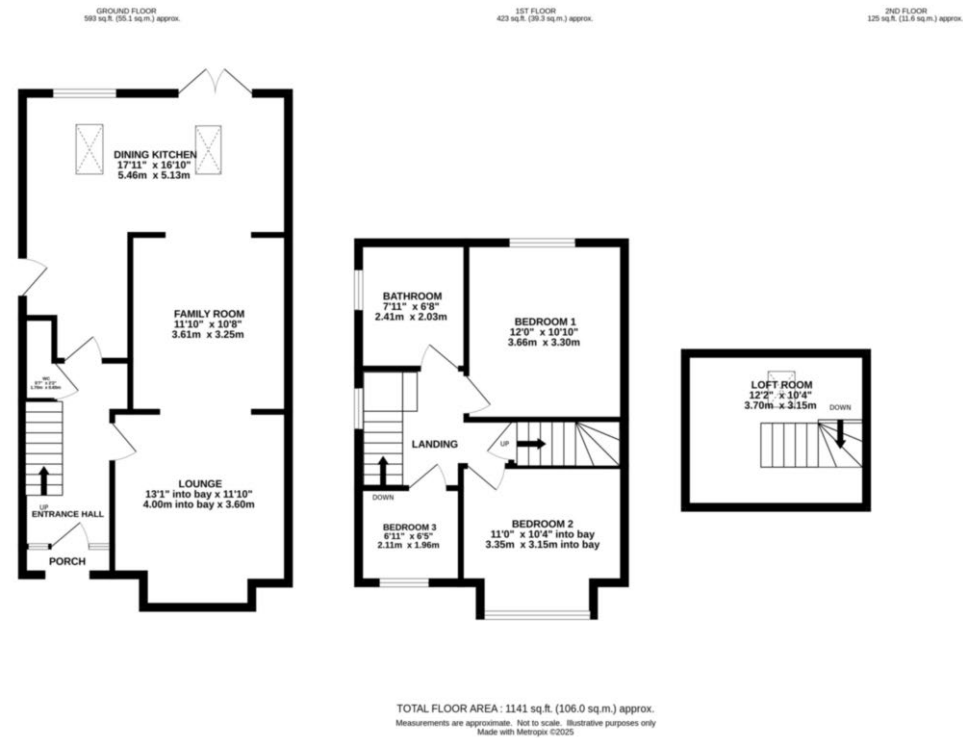
TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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

richard.leece@gascoignehalman.co.uk

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

**GASCOIGNE
HALMAN**