



**GASCOIGNE  
HALMAN**

TALISKER, MOTTRAM ROAD, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## TALISKER, MOTTRAM ROAD, ALDERLEY EDGE

**A generous four-bedroom detached family home at the heart of large gardens extending to 0.39 acre (approx). Situated in this highly regarded location within close proximity 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

The sale of Talisker presents a rare opportunity to acquire a substantial four-bedroom detached property set within a generous plot of 0.39 acres (approx.). Located on the highly sought-after Mottram Road, the property enjoys a prime position on the edge of the village while remaining within close reach of essential amenities. Originally built by the well-regarded Jones Homes, it has been in the ownership of the current occupants for an extensive period and has been a well maintained, much loved family home.

Offering spacious accommodation ideal for family living, the property also provides the potential for extension or redevelopment if desired. The ground floor features a useful entrance porch leading into a welcoming reception hall. A bright and airy lounge benefits from front and rear windows, creating a light-filled space. There is a generous dining room, a versatile study or family room, a well-appointed dining kitchen, a utility room, and internal access to a double garage.

Upstairs, the property offers four well-proportioned double bedrooms, including a master with an ensuite, along with a family bathroom.

The standout feature of Talisker is its exceptional plot and location. Well set back from the road the front of the property boasts a large driveway leading to the double garage, alongside a mature lawned garden. The extensive rear garden is enclosed by fencing and hedgerows, with well-stocked borders, a lawn area, a summer house, a vegetable patch, and a variety of fruit trees and bushes.

Offered for sale with no onward chain, Talisker represents an exciting opportunity to acquire a substantial home in a prestigious location. Whether as a comfortable family residence or a project for further development, this property is certain to appeal.

## DIRECTIONS

SAT NAV: SK9 7JH

## TENURE

Freehold

## LOCAL AUTHORITY

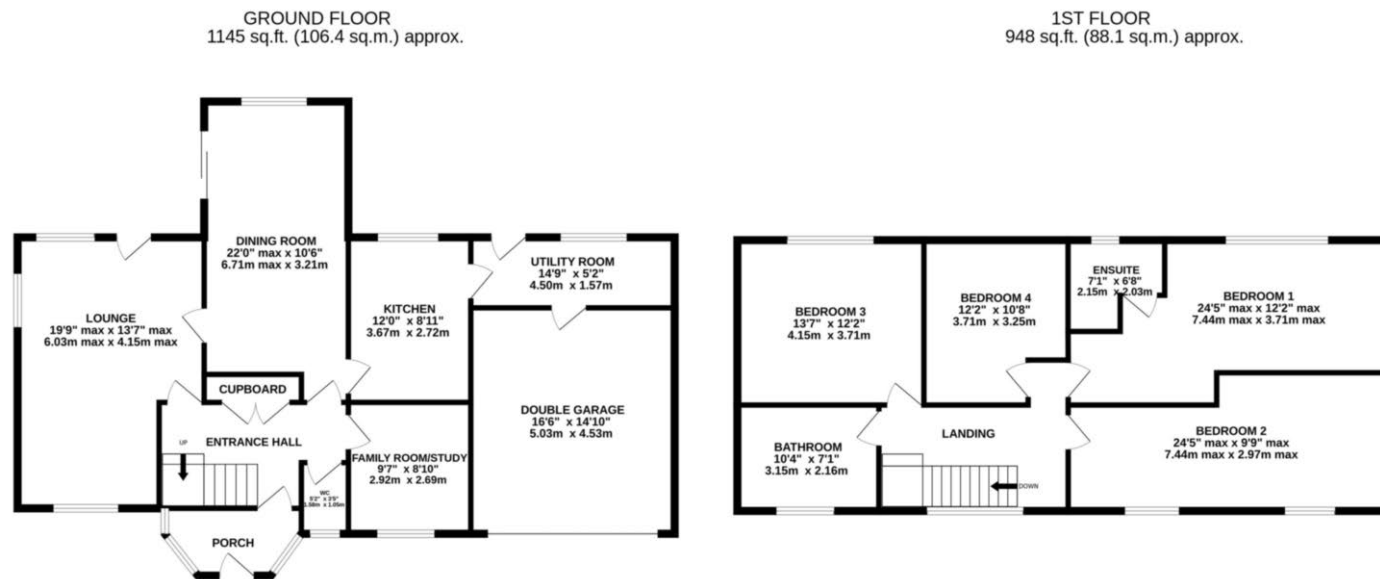
Cheshire East Council

## TAX BAND

Band: G

## VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 2093 sq.ft. (194.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ALDERLEY EDGE OFFICE

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