



**GASCOIGNE
HALMAN**

WEST COURTYARD, ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



WEST COURTYARD, ALDERLEY PARK, NETHER ALDERLEY

***** NO ONWARD CHAIN ***** A recently constructed, architecturally significant three double bedroom semi detached home. Presented to the highest possible standard and situated within the West Courtyard at the heart of the popular Alderley Park development.

Alderley Park development which is a truly magnificent site unlike any other in the area. Residents enjoy unrestricted use of the 200+ acres of parkland, with mature woodland, rolling fields and a lake. As well as open space to explore there is also on site amenities such as the popular public house, The Churchill tree. Furthermore, there is an on site state of the art gym and access to hot-desking opportunities within the business site.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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 designed property, recently constructed by the highly regarded builders PJ Livesey, showcases exceptional architectural detailing that blends contemporary style with thoughtful external elevations. Situated within the West Courtyard at the heart of Alderley Park, it offers the perfect balance of semi-rural tranquility and convenient access to the amenities of within Alderley Edge Village.

Upon arrival, a generous entrance porch leads into a welcoming entrance hall, which includes a WC and cloaks space, seamlessly connecting to the principal open-plan living areas. A striking feature of the home is its impressive ceiling heights, which create a wonderful sense of volume. The spacious living area benefits from a large glazed picture window that frames stunning views over the green, while double doors at the rear flood the space with natural light and provide direct access to the garden. The living space flows effortlessly into the well-appointed kitchen, which boasts a stylish breakfast bar, a range of NEFF integrated appliances, and elegant quartz work surfaces, making it a highly sociable and practical area for both everyday living and entertaining.

On the first floor, the landing is bathed in natural light and features a glazed door leading out onto a balcony, an ideal spot for watching the world go by. The master bedroom is generously sized, complete with a large rear-facing window, built-in wardrobes, and an ensuite wet room. The second and third bedrooms are both well-proportioned doubles, with the second benefiting from two impressive floor-to-ceiling windows and built-in wardrobes. A high-specification family bathroom completes the upper floor.

Externally, the property enjoys a prime position with lovely views over the green to the front. The rear garden is enclosed with wrought iron fencing and hedgerow, featuring a stone patio, mature lavender beds, and a well-maintained lawn. Parking is well catered for, with two allocated spaces and ample visitor parking available. Offered for sale with no onward chain, this exceptional home presents a fantastic opportunity for those seeking a stylish, modern property in a sought-after location.

DIRECTIONS

SAT NAV: SK10 4JP

TENURE

Leasehold. 999 Year Lease - 991 years remaining.

LOCAL AUTHORITY

Cheshire East Council

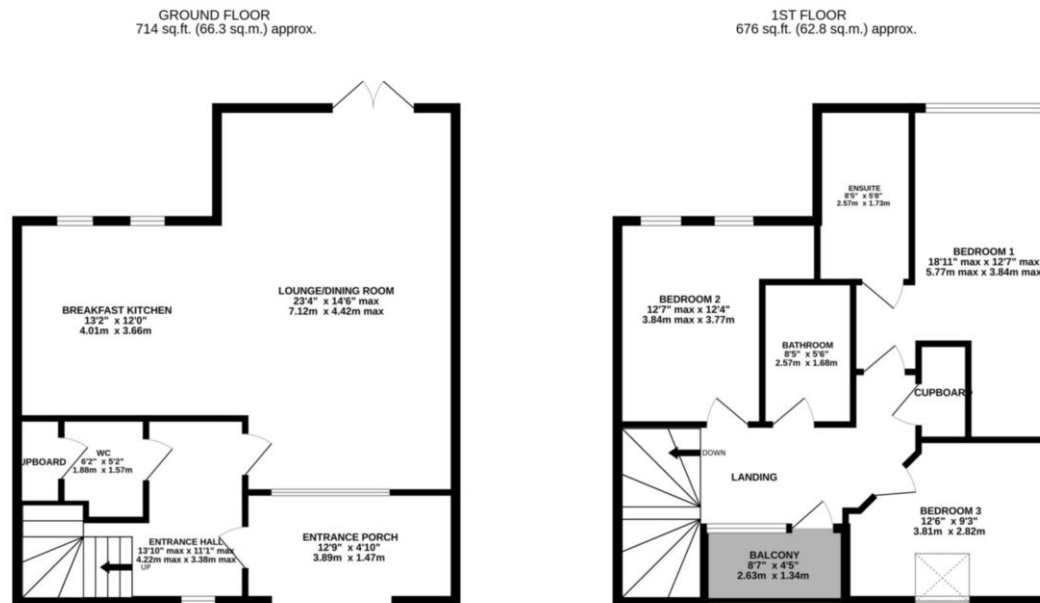
TAX BAND

BAND: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1390 sq.ft. (129.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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