



**GASCOIGNE
HALMAN**

23 HEYWOOD ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



23 HEYWOOD ROAD, ALDERLEY EDGE

Much improved and presented to the highest possible standard, an attractive three bedroom semi-detached property boasting South facing gardens, located 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

Situated in the highly sought-after area of Alderley Edge, within close proximity to all village amenities, this beautifully presented three-bedroom semi-detached home has been significantly enhanced by the current owner with substantial investment throughout.

The property has undergone notable improvements to enhance the fabric of the building, including a new roof and double glazing to the rear elevation. The garden room has also been upgraded with insulation and a solid roof, creating a versatile and usable living space throughout the year. Internally, the accommodation is presented to the highest possible standard and is bound to appeal to many.

You are welcomed by a spacious entrance hall, where a well-appointed WC is conveniently located. The lounge is the principal reception room and is finished to the highest standard, featuring an exposed brick chimney breast with a living flame gas fire, adding warmth and character. Double doors lead seamlessly into the garden room, making it a bright and airy space perfect for relaxation. The recently installed kitchen is fitted to an exceptional specification, boasting Bosch integrated appliances, quartz work surfaces, and ample storage. It also flows effortlessly into the garden room, which features a breakfast bar for informal dining and additional space for relaxation. This area offers a wonderful indoor-outdoor lifestyle, with doors opening directly onto the garden.

To the first floor, there are three well-proportioned bedrooms, each offering generous space for family living. The family bathroom is stylishly presented, providing a practical and appealing space for prospective buyers.

Additionally, a space-saving staircase leads to a useful loft area, which the current owners have creatively utilised as a dressing room and study space, offering potential for further living accommodation.

Externally, to the front, a generous printed concrete driveway provides ample off-road parking. The southerly-facing rear garden is landscaped to a high standard with a low-maintenance design, perfect for enjoying outdoor living. A detached brick-built store offers additional practical storage.

This is a superb home that combines thoughtful improvements with exceptional presentation - ideal for modern family living.

DIRECTIONS

SAT NAV: SK9 7PN

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

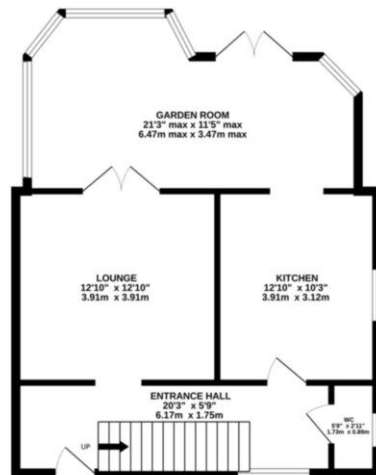
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VIEWINGS

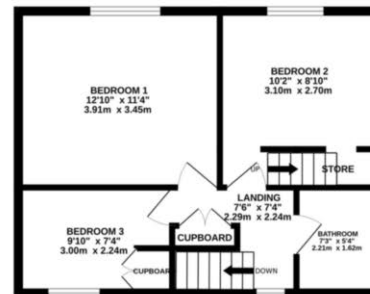
Viewing strictly by appointment through the Agents.

FLOORPLAN

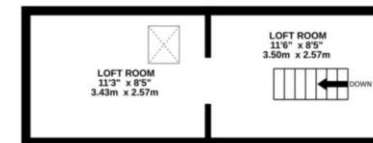
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ALDERLEY EDGE OFFICE

0165 590 373

alderley@gascoignehalman.co.uk

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

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