



**GASCOIGNE
HALMAN**

11 ORCHARD GREEN, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



11 ORCHARD GREEN, ALDERLEY EDGE

An attractive mid-terrace cottage offering well-balanced accommodation with many character features and beautifully presented living space over three floors. All located at the heart of Alderley Edge village with the benefit of ample off road parking and pleasant gardens.

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 at the head of a peaceful cul-de-sac, this charming home enjoys a prime position on the edge of the village, offering both convenience and a sense of tranquility. Beautifully maintained by its current owners for many years, the property is impeccably presented and boasts a wealth of character features that set it apart.

The attractive front elevation is adorned with a mature clematis, which, in the summer months, bursts into color, enhancing the home's charming curb appeal. A welcoming entrance porch leads into the entrance hall, setting the tone for the accommodation beyond.

At the heart of the home is the inviting family dining kitchen, a space full of warmth and character. A striking exposed brick wall and original beams add a sense of charm, while the kitchen itself is well-appointed with integrated appliances and ample storage. There is generous space for a dining table, making it a perfect setting for family meals and entertaining.

The lounge is equally impressive, benefiting from natural light from both the front and rear aspects. A stunning exposed Cheshire brick fire surround houses an elegant living flame gas fire, creating a cosy yet stylish focal point. Exposed beams further enhance the room's character, while the generous proportions ensure a bright and airy feel.

To the first floor, there are three well-sized double bedrooms. Bedrooms one and two benefit from fitted wardrobes, providing excellent storage, while the family bathroom is well-appointed, offering both practicality and style.

A staircase leads to the second floor, where a useful loft area provides additional occasional space. Currently used for storage, this also has the potential to serve as an occasional study or hobby room, offering flexibility to suit a range of needs.

Externally, the property continues to impress. A private driveway provides off-road parking for two vehicles, while the enclosed rear garden is predominantly laid to lawn, complemented by a patio area, perfect for outdoor dining and relaxation.

Ideally located within close proximity to the village, this property is perfect for those seeking a home with charm, character, and a welcoming sense of warmth. Its combination of thoughtful updates, well-maintained interiors, and desirable location make it a fantastic opportunity for those looking to settle in a home full of personality.

DIRECTIONS

SAT NAV: SK9 7DT

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

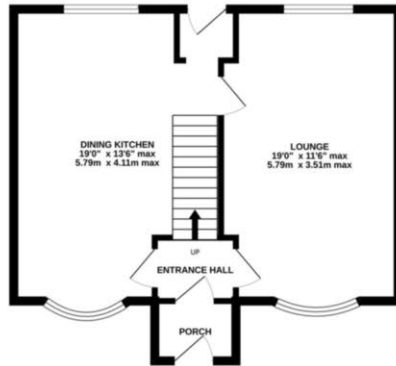
Band: E

VIEWINGS

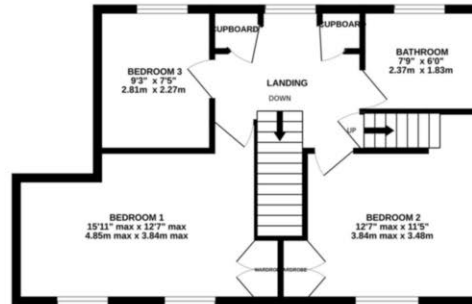
Viewing strictly by appointment through the Agents.

FLOORPLAN

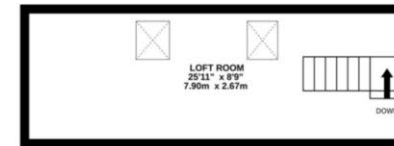
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.

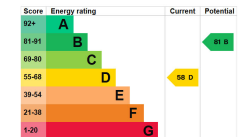


2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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