



**GASCOIGNE
HALMAN**

1A ELMFIELD ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



1A ELMFIELD ROAD, ALDERLEY EDGE

An individual detached home of merit offering well balanced accommodation much improved by the current owners and situated 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

A recently constructed detached property, offering over 1300 sq ft (approx) of beautifully presented living space. This striking home boasts part-rendered elevations under a slate-pitched roof, with attractive stone detailing around the windows, lending it a contemporary yet timeless appeal. The current owners have meticulously improved the property to a high standard, making it a turnkey home for its next residents.

Situated in an extremely convenient location, Elmfield Road is within close proximity to all the amenities that Alderley Edge has to offer. The property begins with a useful covered entrance porch, which provides access to a generous entrance hall. From here, a staircase leads to the first floor, while all ground-floor reception spaces are easily accessible.

The kitchen diner is a standout feature, thoughtfully redesigned by the current owners to create a flexible and functional living space. The kitchen has been fitted to an exceptionally high specification, complete with a central island unit, ample cupboard space, a range of integrated appliances, and a freestanding fridge freezer (available separately). The adjacent dining area offers a cosy space for family meals, and a door provides direct access to the rear garden, enhancing the indoor-outdoor flow.

The lounge is a bright and inviting room, with a large window on one elevation and double doors leading out to the garden. This room serves as the comfortable main reception area, ideal for relaxing or entertaining. Additionally, there is a versatile further reception space, currently utilised as a study but easily adaptable as a dining room or family room, depending on your needs. Completing the ground floor is a well-presented downstairs WC.

To the first floor, the property continues to impress with a generous master bedroom featuring useful under-eave storage cupboards and an en-suite bathroom. The second double bedroom boasts a stylish feature panelled wall, adding a touch of character, while the third bedroom also offers ample space for a double bed. The family bathroom is well-appointed, complete with a bath and shower overhead, catering to all your needs.

Externally, the property benefits from a block-paved driveway at the front, providing convenient off-road parking. The rear garden is designed for low maintenance, featuring an astro-turf lawned area bordered enclosed by fencing and a rear boundary wall. A patio, accessible directly from the lounge, offers a perfect spot for outdoor dining or simply enjoying the peaceful surroundings.

This property is a superb example of modern living in a desirable location, offering flexible and beautifully finished accommodation that is ready to move into.

DIRECTIONS

SAT NAV: SK9 7PJ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

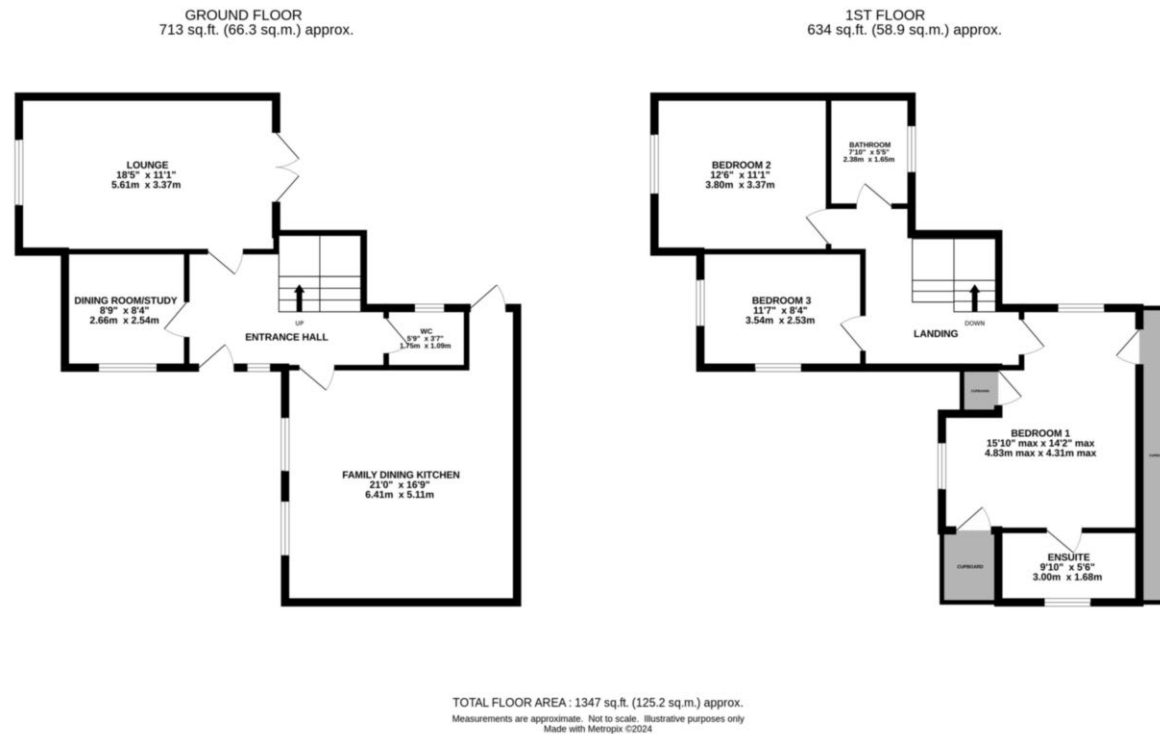
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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