



**GASCOIGNE  
HALMAN**

6 DOWNESWAY, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 6 DOWNESWAY, ALDERLEY EDGE

**An exceptional family home with approved planning permission to extend the current accommodation (if required) in prime Alderley Edge location.**

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

This is a rare and exciting opportunity to acquire a well presented modern detached family home, ideally positioned within a highly regarded and popular residential area of Alderley Edge. Located within easy reach of the vibrant village centre and its wide array of amenities, this property combines immediate lifestyle appeal with significant long-term potential, thanks to approved planning permission (application no. 22/1456M) to extend and remodel into a striking four-bedroom, contemporary residence of architectural merit.

The home is filled with natural light and offers well-balanced, versatile living spaces. The accommodation has been carefully maintained and styled by the current owners, with spacious proportions and an effortless flow between rooms that makes it ideal for modern family living.

Upon entering, a welcoming porch leads into a generous entrance hall with an understairs storage cupboard and a staircase to the first floor. To the rear, the main reception room provides an elegant and comfortable space with direct access to the garden, ideal for relaxing or entertaining. A second, highly flexible reception room offers the potential to serve as a formal dining room, family room, or additional lounge, with seamless access to the kitchen. The recently improved kitchen is fitted with a comprehensive range of modern base/wall units with integrated appliances that are perfectly suited to family life.

There is also a versatile study that lends itself to a range of uses, from a home office to a playroom. Completing the ground floor is a useful utility room and a downstairs WC, ensuring practicality and convenience.

The first floor offers four generously proportioned bedrooms, each bright and well-appointed. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-designed family bathroom.

Externally, the property enjoys a pleasant lawned front garden and a driveway that provides parking for several vehicles, along with access to a double garage. To the rear, the home boasts a well-enclosed and highly private garden - perfect for outdoor entertaining or quiet relaxation.

What sets this home apart is its exceptional potential. With approved planning consent already in place, the opportunity exists to create a bespoke four-bedroom contemporary residence that makes a bold architectural statement, while retaining the core benefits of this superb location. Whether you're seeking a move-in-ready family home or a project to realise a grand design vision, this property offers the best of both worlds: comfort, style, and exciting scope for the future.

## DIRECTIONS

SAT NAV: SK9 7XB

## TENURE

Leasehold. 945 Years remaining. £20 pa Ground Rent.

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

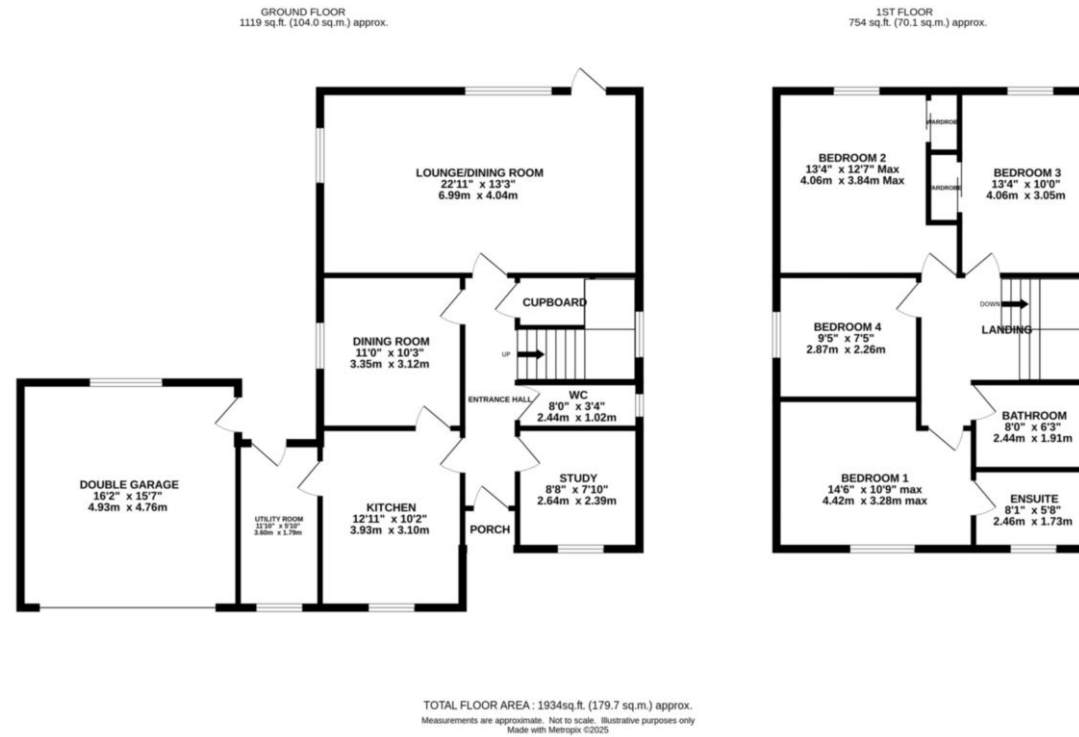
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## VIEWINGS

Viewing strictly by appointment through the Agents.



## FLOORPLAN



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### ALDERLEY EDGE OFFICE

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