



**GASCOIGNE  
HALMAN**

5 TYLER POINT, OFF TRAFFORD ROAD, ALDERLEY  
EDGE

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THE AREAS LEADING ESTATE AGENT



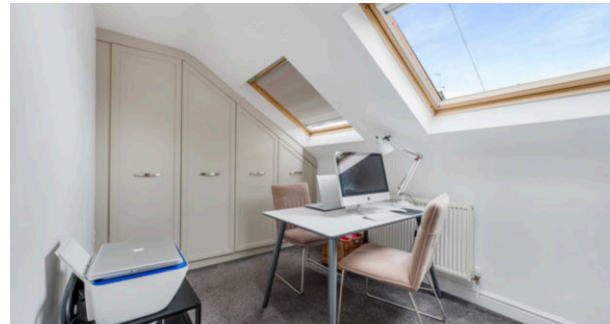
## 5 TYLER POINT, OFF TRAFFORD ROAD, ALDERLEY EDGE

**A modern three-story townhouse offering accommodation extending to over 1100 sq ft (approx). Located in the heart of Alderley Edge Village. NO ONWARD CHAIN.**

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.







Tucked discreetly into the very centre of Alderley Edge Village, this beautifully presented modern townhouse offers a rare blend of style, convenience, and flexible living. With accommodation extending to over 1,100 square feet, this property presents an ideal opportunity for first-time buyers, downsizers, or those seeking a low-maintenance home in a prime village location.

The property is of modern construction, designed with ease of upkeep in mind, and arranged over three generous floors. Upon entering, you're welcomed into a spacious entrance hall that sets the tone for the home's light and airy feel. At the rear of the ground floor is a highly versatile room that could serve as a bedroom, study, studio, cinema room, or additional reception space. It benefits from an en-suite shower room and direct access to the private courtyard garden, enhancing its potential for guest accommodation or independent living.

The integral garage is also accessible from the hallway via a courtesy door and offers useful space for storage.

To the first floor, the main living area is arranged in an open-plan layout that maximises natural light and creates a sense of flow throughout. At the front, the living room enjoys a Juliet balcony, making it a warm and welcoming space to relax. This leads seamlessly into a dining area and then through to the kitchen, which is well-appointed and includes all the necessary amenities for modern living.

To the first floor, the principal bedroom is bright and spacious, complemented by a second double bedroom with fitted furniture. The bathroom is finished in a neutral style and is well presented, completing the accommodation.

Outside, the courtyard garden provides a private and low-maintenance outdoor space, perfect for a morning coffee or evening unwind. The block-paved frontage adds further appeal, practicality and space to park one car.

Offered to the market with no onward chain, this is a fantastic opportunity to secure a contemporary and flexible home in one of the most desirable positions within Alderley Edge Village.

#### **DIRECTIONS**

SAT NAV: SK9 7NT

#### **TENTURE**

Freehold

#### **LOCAL AUTHORITY**

Cheshire East Borough Council

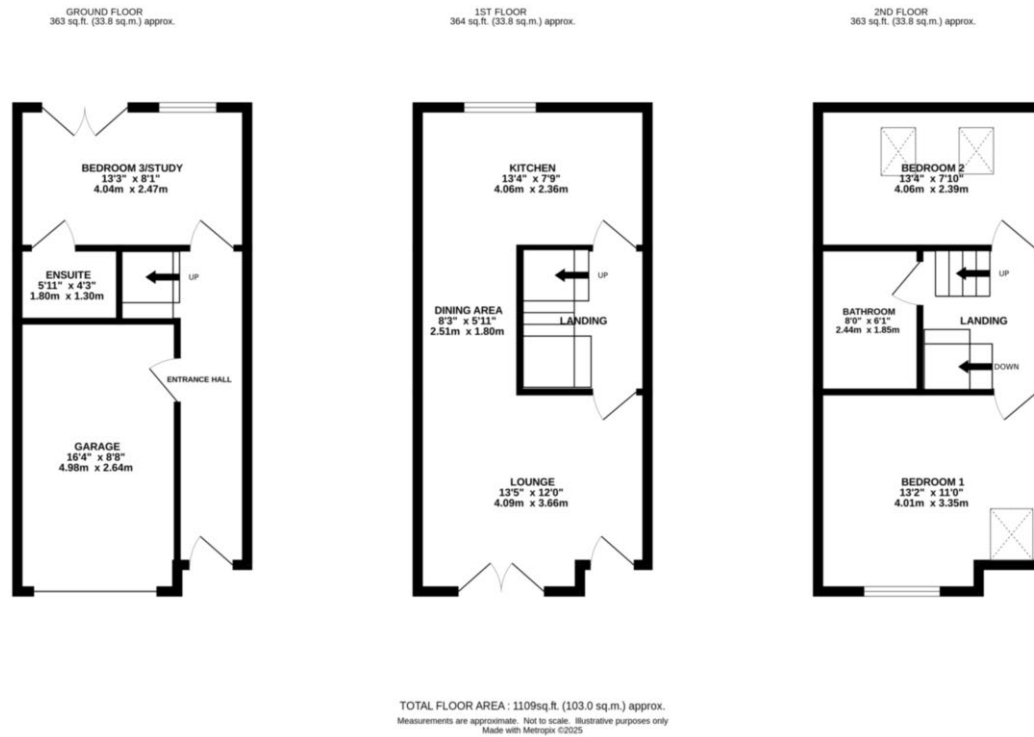
#### **COUNCIL TAX BAND**

Band: E

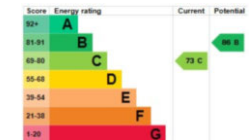
#### **VIEWINGS**

Viewings strictly by appointment through the Agents.

## FLOORPLAN & EPC



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