



**GASCOIGNE
HALMAN**

19 MOSS LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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A three-bedroom terrace house with ample off-road parking and pleasant gardens. Presented to the highest possible standard, located at the heart of Alderley Edge village and offering stylish living across three immaculate floors.

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

If you're seeking an immaculate, unique property in exceptional condition with a wonderful sense of home in the very heart of Alderley Edge Village - with off-road parking, charming external facades, and generous, flexible living space over three floors, look no further. 19 Moss Lane delivers all this and more.

Recently, the subject of significant investment by the current owners, the property is offered in true turnkey condition, with accommodation that blends elegant period features and high-quality modern finishes.

You are welcomed by a pleasant reception hall, where the staircase leads to the first floor. This opens into the principal living space, with a front-facing lounge that boasts high ceilings, decorative corning, shutters, and a Clearview wood-burning stove, creating a warm and refined setting. A stunning herringbone-style Karndean floor runs seamlessly into the adjoining dining area, enhancing the sense of flow and space. This second reception area offers full versatility for modern living.

The kitchen is a real highlight, recently refitted to a superb standard, with a full complement of integrated appliances and stylish cabinetry, perfectly suited to everyday use and entertaining alike.

The lower ground floor has been fully tanked and offers excellent ceiling height throughout - a rare and valuable feature. Currently used as a double bedroom with en suite, it also lends itself well to a home office, cinema room, or additional lounge, depending on your needs. Two large storage cupboards provide ample practical space.

The first floor includes two further generous double bedrooms, each filled with natural light. The front bedroom, in particular, spans the full width of the property and features built-in wardrobes and impressively high ceilings. A stylishly appointed main bathroom completes the internal accommodation.

Externally, the home benefits from a modernised utility room, offering practical and discreet housing for white goods.

Beyond this is a further parking area for three cars and a well-maintained lawned garden, perfect for relaxation or entertaining. With potential for a home office at the end of the garden space

An increasingly rare opportunity, this superb village home is ideal for professionals, families, downsizers, or investors alike. Located within walking distance of the village centre and all its amenities, and offered with no onward chain, this property is a must-see.

DIRECTIONS

SAT NAV: SK9 7HP

TENURE

LEASEHOLD - 845 years remaining on lease.
Ground rent - £6 pa.

LOCAL AUTHORITY

Cheshire East Council

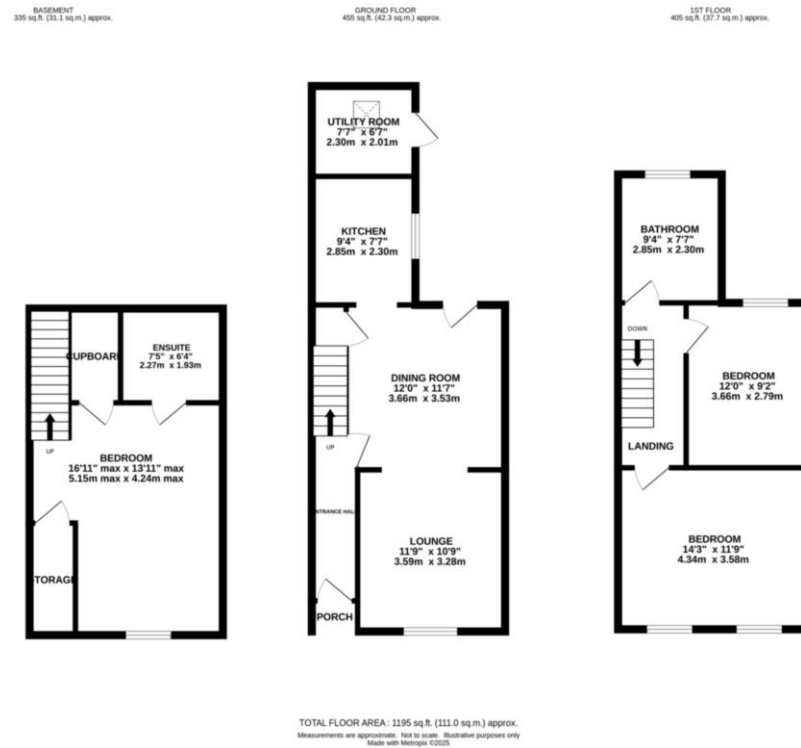
TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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