



**GASCOIGNE
HALMAN**

4 TYLER MEWS, TYLER STREET, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

An individual mews property, located at the heart of Alderley Edge, offering well-presented accommodation and benefiting from a garage and driveway.

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

Located in the very heart of Alderley Edge Village, this individual and characterful mews property offers a rare opportunity to enjoy village living with the benefit of a single garage and off-road parking on the driveway. Ideal for first-time buyers, investors, or those seeking a convenient lock-up-and-leave home, the accommodation is both well-presented and thoughtfully arranged.

The principal living space is situated on the first floor and features a vaulted ceiling, enhancing the sense of light and space. This open-plan area is designed for relaxed, modern living, with a lounge section centred around a wall-mounted gas fire, seamlessly flowing into the dining space and a well-equipped kitchen that includes a range of integrated appliances.

The property offers a comfortable double bedroom with fitted wardrobes, alongside a 2nd bedroom and a well-appointed bathroom.

Externally, the home enjoys a shared courtyard to the front, offering a pleasant spot for outdoor seating. The garage, accessed via the driveway, provides useful additional storage or the potential for further parking. With all the shops, restaurants, and bars of Alderley Edge just moments away, this is a perfectly positioned home with unique appeal.

DIRECTIONS

SAT NAV: SK9 7NX

TENURE

Leasehold. 857 Years remaining.

GROUND RENT

£xxxx

SERVICE CHARGE

£xxx

LOCAL AUTHORITY

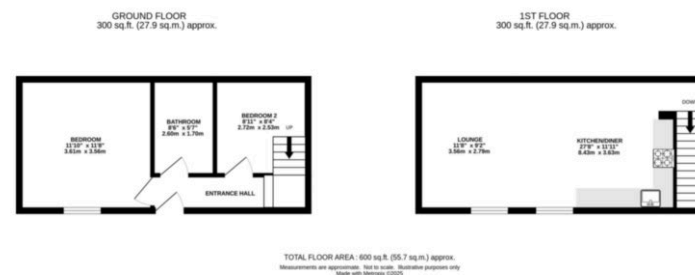
Cheshire East Council

TAX BAND

Band: C

VIEWINGS

Viewing strictly by appointment through the Agents.



ALDERLEY EDGE OFFICE

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