



**GASCOIGNE
HALMAN**

25 MOSS LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



25 MOSS LANE, ALDERLEY EDGE

A handsome Victorian family home offering thoughtfully extended, extremely well-presented accommodation, extending to 1435 sq ft (approx). With off-road parking, pleasant gardens and situated within walking distance 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

With its traditional brick elevations, attractive bay window, and a slate-tiled roof, this beautifully presented period home exudes curb appeal. Located on the ever-popular Moss Lane, just a short stroll from the village centre, the property has been thoughtfully extended and remodelled by the current owners to create an exceptional residence arranged over four generous floors. While modernised to an exacting standard, the house still retains much of the original charm and character that defines homes of this era.

Upon entering, a welcoming hallway leads to a delightful bay-fronted lounge, a comfortable and formal reception space ideal for unwinding in the evening, complete with a feature wood-burning stove that adds a cosy focal point. To the rear of the property lies the heart of the home, an open-plan living area comprising a recently installed kitchen with sleek quartz work surfaces, integrated appliances, and a Quooker hot water tap. This flows seamlessly into a bright and versatile family dining space with bi-fold doors opening directly onto the rear garden, creating an incredibly light and sociable environment perfect for both everyday living and entertaining.

The lower ground floor has been expertly converted to provide flexible accommodation. This basement space offers excellent potential to serve as a study, television room, gym, or playroom depending on individual needs.

On the first floor, there are two double bedrooms. The principal bedroom features fitted wardrobes, while the second enjoys access to a private balcony through glazed doors, offering a pleasant spot to enjoy the outside space. The beautifully appointed family bathroom on this floor includes a freestanding bath and a luxurious walk-in wet room, finished to a high specification with thoughtful attention to detail.

The second floor is dedicated to a stunning master suite, incorporating integrated wardrobes, elevated views over the surrounding rooftops, and a stylish en suite shower room, making this a true retreat within the home.

Externally, the property offers off-road parking to the front and rear. The garden is both enclosed and low maintenance, paved in elegant York stone to provide a refined outdoor dining and entertaining area. At the end of the garden, a brick-built garden room provides further flexible accommodation, currently used as a study but equally suited to a home office, creative studio, or hobby space. Beyond this lies a further small garden area offering yet more potential.

This immaculate home is ideally positioned within close proximity to the village and represents a rare opportunity to acquire a period property that has been thoughtfully upgraded to offer modern comfort and design, while still retaining the soul and warmth of the original building.

DIRECTIONS

SAT NAV: SK9 7HP

TENURE

Leasehold. 845 Years Remaining. Ground Rent £3 pa.

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

BAND: D

VIEWSINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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