



**GASCOIGNE
HALMAN**

103 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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Thoughtfully improved, a handsome period home offering well-presented accommodation, with ample off-road parking, pleasant gardens and situated within close proximity 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

This delightful period home has been the subject of significant care, investment, and improvement by the current owners. It is now presented to the highest standard. Thoughtfully retaining the detailing, features, and character expected of a property of this era. From the moment you arrive, the quality of work is evident. All elevations have benefited from careful repointing in lime mortar, lifting the façade and enhancing the home's architectural appeal. The slate-tiled roof and windows with stone sills further embellish the charm of the exterior.

Stepping inside, the sense of character continues. The entrance hall, framed by deep skirting boards, provides access to the ground floor rooms. At the front of the property, the formal lounge features a beautiful bay window and an open fire, creating a welcoming heart to the home that brings warmth during the winter months. To the rear, the dining room enjoys high ceilings and is flooded with natural light, with double doors opening directly to the garden. This is a wonderfully flexible space that also leads into the kitchen, which is fitted with a stylish range of underlit iron base units, quartz work surfaces, and integrated appliances. A glazed door here again draws the eye to the garden beyond.

Upstairs, the master bedroom is a particular highlight. With high ceilings and an abundance of natural light, it also benefits from a bespoke range of fitted wardrobes that provide excellent storage. The second bedroom is another generous double, while the main bathroom is fitted with a shower over the bath and period-appropriate sanitary ware that reflects the style of the house.

Externally, the home is equally impressive. To the front, an Indian stone pathway welcoming you in to the property. At the rear there is parking for 2 vehicles, together with a beautifully landscaped, low-maintenance Indian stone garden complemented by well-stocked beds and a brick outhouse retaining the character of the property. Beyond this lies a further lawned area and garden shed, offering both practicality and flexibility.

The property enjoys a superb location within close proximity of Alderley Edge village, and it is rare to find a home of this period presented to such a high standard. The external space provides excellent opportunities for keen gardeners, while the interior retains an undeniable sense of character, warmth, and soul that can be felt the moment you step through the door.

DIRECTIONS

SAT NAV: SK9 7LW

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: D

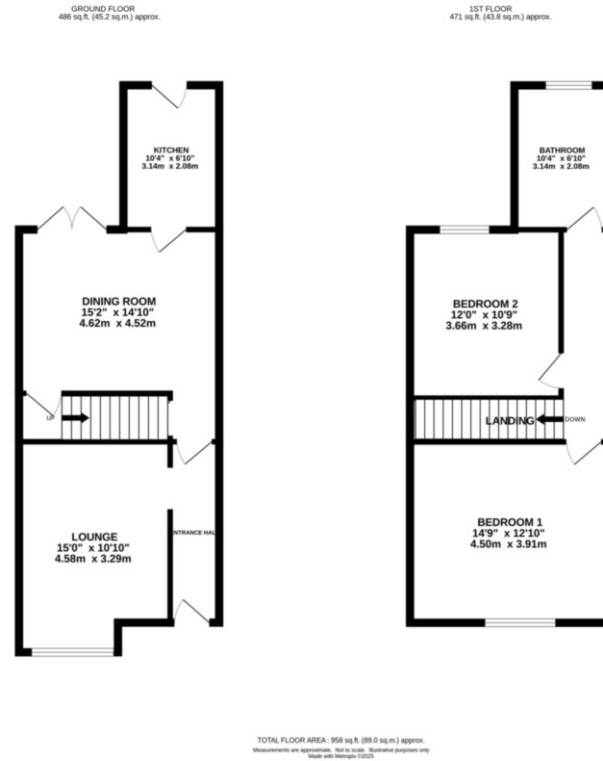
TENURE

Freehold

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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