



**GASCOIGNE  
HALMAN**

80 HEYES LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 80 HEYES LANE, ALDERLEY EDGE

**An attractive period property offering generous, well-balanced accommodation with many features of the period. Situated in a popular location close to Alderley Edge village with southerly-facing gardens with an open aspect to the rear. NO ONWARD CHAIN.**

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 particularly attractive period home presents a striking first impression, with beautifully detailed front elevations beneath a slate-tiled roof. A decorative bay breaks up the façade, lending architectural distinction and immediate charm.

Inside, the property is a delight for those who appreciate homes of this era, with an abundance of original features throughout. Internal doors, corniced high ceilings and picture rails speak to the craftsmanship of the period, while careful enhancements over the years ensure the home is as practical as it is elegant. Even details such as the central heating radiators have been thoughtfully styled in keeping with the property's heritage.

A welcoming entrance hall introduces the accommodation, with a staircase to the first floor. The principal reception room is the lounge, situated to the front and enjoying a large bay window that floods the space with natural light, complemented by a cast-iron fire surround. The dining room, with its built-in cupboards, wood-burning stove and double doors to the rear, forms the heart of the home, offering a flexible additional reception space.

The kitchen is of particular note, handmade to a high specification and finished with granite work surfaces, integrated appliances and a slate-tiled floor. A useful understairs storage area adds further practicality. From here, the space flows naturally into a utility room, again fitted with handmade units of quality, and a downstairs WC.

Upstairs, there are two generous double bedrooms. The master features double doors opening to a stylish en suite shower room, while the second bedroom enjoys views across open fields to the rear. The family bathroom is finished to a high standard, with a freestanding feature bath providing a focal point.

A particularly interesting aspect of the property is the loft, which has been part converted with a Velux skylight, plastering and flooring already in place. Currently accessed by pull-down ladder, the space offers exciting potential for full conversion, with scope for an additional bedroom and bathroom, subject to the necessary consents.

Externally, the home continues to impress. The driveway provides off-road parking, while to the rear lies a low-maintenance garden with a sunny southerly aspect. Beyond the boundary, views extend across farmland, creating a peaceful and open outlook.

The property is offered for sale with NO ONWARD CHAIN is ideally located close to the heart of Alderley Edge village with a strong sense of community and excellent local amenities, making this a home of both character and convenience.

## DIRECTIONS

SAT NAV: SK9 7LE

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

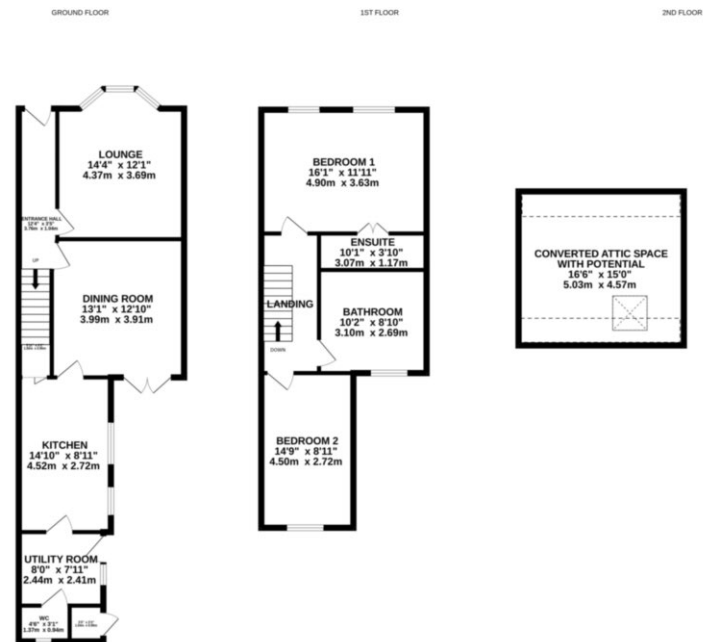
Band: E

## TENURE

Leasehold. 874 Years Remaining.

## VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1130sq.ft. (105.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metaphor 12/2020

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