



**GASCOIGNE
HALMAN**

12 RUSSET WAY, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A spacious and well presented three-storey town house on the ever-popular Russet Way development, providing easy access to both Wilmslow and Alderley Edge.

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 attractive Cheshire brick home, originally constructed by respected property developers Crosby Homes, is quietly positioned within a private cul-de-sac of similar executive properties, creating a peaceful enclave of like-minded residents. Ideally located within close proximity of both Wilmslow and Alderley Edge, the property offers generous and versatile living accommodation arranged over three floors, extending to more than 1,200 square feet.

The welcoming entrance hall immediately sets the tone, offering a sense of space and light, with a convenient downstairs WC. To the front of the property, the dining kitchen provides a perfect balance of form and function, featuring fitted units, integrated appliances, and a sociable breakfast bar - a space designed for both everyday living and informal entertaining.

To the rear, the principal living area opens out into a beautiful lounge and dining space, enhanced by a part-glazed ceiling and large picture windows that flood the room with natural light. The view across the landscaped garden adds a calm and contemporary feel.

On the first floor, two well-proportioned double bedrooms are served by a modern family bathroom, while the second floor is dedicated to the elegant principal suite. This impressive room features fitted wardrobes and a private en-suite.

Externally, the property continues to impress, with a block-paved driveway providing off-road parking for two cars and there are attractively landscaped gardens to the rear. A particularly appealing feature is access to a shared meadow - an ideal open space perfect for recreation, relaxation, or simply enjoying the outdoors.

This is a wonderful opportunity to acquire a contemporary and generously proportioned home in a highly convenient and sought-after location. Offered for sale with no onward chain, this property combines modern living with a sense of community.

PLEASE NOTE

There is a service charge of £155 per quarter for the upkeep of the communal areas of the development including the communal meadow.

DIRECTIONS

SAT NAV: SK9 7RW

TENURE

Freehold

LOCAL AUTHORITY

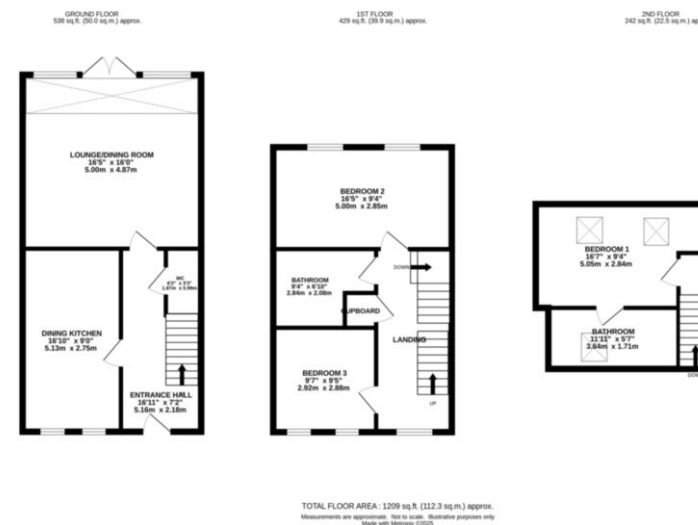
Cheshire East Council

TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.



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