



**GASCOIGNE  
HALMAN**

31 DEVONSHIRE DRIVE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 31 DEVONSHIRE DRIVE, ALDERLEY EDGE

**A well balanced three bedroom property, requiring a level of modernisation, that offers an exciting opportunity to create a stunning home within this popular residential area of Alderley Edge.**

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local well-regarded state and independent schools to 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 trains to London taking 1h 56mins available in Wilmslow. Manchester International Airport is only 8 miles (approx) away.

Surrounded by rolling Cheshire countryside, offering an abundance of scenic walks and open green spaces. The surrounding area provides easy access to beautiful rural landscapes, with National Trust land at the Edge adding to the charm and character of the setting. This combination of open countryside and protected woodland creates a peaceful, picturesque environment while still being close to nearby towns and transport links.





## DESCRIPTION

Located in this particularly popular residential area of Alderley Edge in a quiet cul-de-sac within close proximity of the bustling high street and all village amenities, this three bedroom link-detached property has been much loved by the current owners. It now offers an excellent opportunity for modernisation and improvement, with exciting potential to extend and refurbish to create a truly stunning home in this highly regarded location.

Upon entry, you are welcomed by an entrance porch leading into the principal living space, the lounge, which features a fireplace and a staircase to the first floor. Interconnected to the lounge by glazed double doors, the dining room has full-length glazed sliding doors opening onto a paved area and well established and secluded lawned garden. A separate fitted kitchen, together with a utility room, with door to the rear garden and a downstairs WC. The original garage has been adapted to provide a workshop area and a garden store.

To the first floor, there are two double bedrooms, one large single bedroom and a family bathroom. Externally, the property enjoys a lawned front garden with a driveway providing off-road parking, while to the rear there is an enclosed lawned garden.

As mentioned, this property presents an exciting opportunity for renovation and is offered to the market with no onward chain.

## DIRECTIONS

SAT NAV: SK9 7HT

## TENURE

Leasehold. 969 years remaining. Ground Rent £12 pa.

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

Band: E

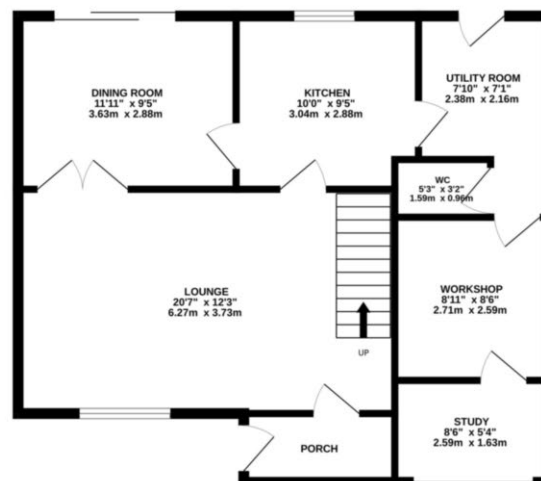
## VIEWING

Viewing strictly by appointment through the Agents.

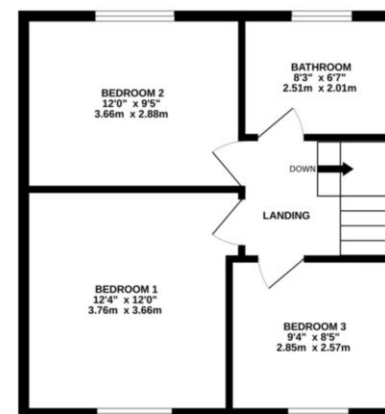
## AGENTS NOTE:

The sale of this property is subject to the grant of probate. Please seek an update from the branch with regard to the potential timeframes involved.

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ALDERLEY EDGE OFFICE

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