



**GASCOIGNE
HALMAN**

112 KNUTSFORD ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



112 KNUTSFORD ROAD, ALDERLEY EDGE

A well-presented two double bedroom property. Situated adjacent to open farmland with the benefit of landscaped, westerly facing rear gardens and off-road parking.

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 end-terrace Victorian home enjoys a wonderful position adjacent to open fields, with a southerly-facing gable end that bathes the property in natural light and offers far-reaching countryside views. It provides an appealing semi-rural lifestyle while remaining within close proximity of local amenities in Alderley Edge and Wilmslow.

Beautifully presented throughout, the property offers well-balanced accommodation complemented by a generous landscaped garden and off-road parking. Surrounded by open countryside, fields, and footpaths, it's ideal for those seeking a peaceful setting without compromising convenience.

Upon entry, it's immediately apparent that the home has been meticulously maintained. The lounge features two generous windows - one overlooking the adjoining fields - creating a bright and welcoming formal reception space. This opens into the dining kitchen, where custom-built cabinetry offers excellent storage. The kitchen is fitted with a range of base-level units topped with hardwood work surfaces, and a picture window perfectly frames the open countryside beyond.

A staircase leads to the first floor, while a further opening connects to a useful utility area fitted with additional base units, a sink, and hardwood work surfaces - ideal for laundry and extra storage.

Upstairs, there are two well-proportioned double bedrooms with fitted furniture. The principal bedroom, positioned to the rear, enjoys beautiful views over the gardens and farmland. The bathroom is stylishly appointed with a contemporary matching suite.

A valuable addition to this property is the basement, which can be accessed from both the kitchen and externally. This flexible space provides excellent storage or potential for use as a utility area for white goods.

Outside, the front features a charming cottage-style garden, while to the rear lies the true highlight, an impressive landscaped garden with Indian stone patio, a lawned area, and stunning countryside views. The garden enjoys plenty of sunshine during the summer months and includes external lighting and power points. A detached carport provides convenient off-road parking.

This property presents an exciting opportunity to acquire a beautifully maintained period home in a select semi-rural location. Viewing is highly recommended.

DIRECTIONS

SAT NAV: SK9 7SW

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

BAND: D

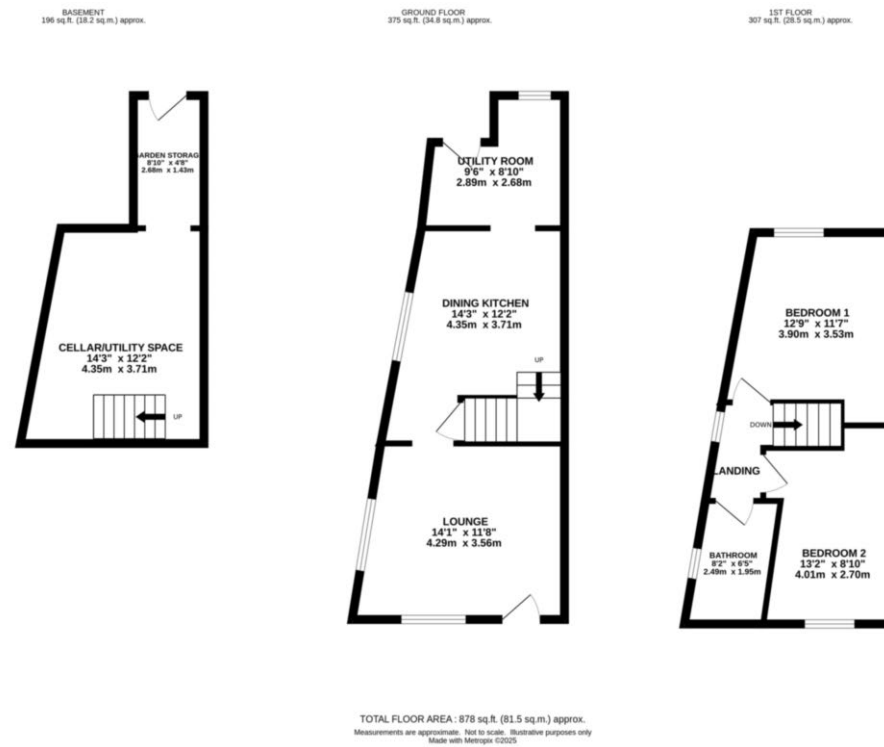
TENURE

Freehold

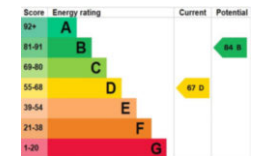
VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

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