



**GASCOIGNE  
HALMAN**

16 OAKFIELD ROAD, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 16 OAKFIELD ROAD, ALDERLEY EDGE

**A three bedroom mid mews property offering spacious, well presented accommodation within close proximity of Alderley Edge Village. 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

Located within the incredibly popular and affordable residential area of Alderley Edge, this generous and well-presented mid-terrace property has been the subject of a scheme of improvements in recent years and now offers light, bright and spacious accommodation, providing a blank canvas for the next homeowner to tailor to their own style and taste.

The property is entered via a welcoming and generous entrance hall with a useful alcove for coats and cloaks. The principal reception space is an impressive through room, offering excellent flexibility for both lounge and dining use, with windows to the front and double doors opening out onto the rear patio. This flows seamlessly into the kitchen, which has been improved in recent years and is fitted with a range of modern units and integrated appliances.

To the first floor there are three comfortable bedrooms, with the master bedroom & second bedroom being particularly generous in size. The bathroom is fitted with a neutral suite and, like the kitchen, has been recently upgraded.

Externally, the property benefits from a block-paved driveway providing off-road parking for several vehicles. To the rear is a notably generous and private garden featuring a patio area, lawn and mature boundaries formed by fencing and hedgerow.

This is a fantastic opportunity to acquire a well-maintained home in a sought-after location, with further potential to extend if required, subject to the necessary consents. The property is offered for sale in good condition throughout and with no onward chain.

## DIRECTIONS

SAT NAV: SK9 7LZ

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

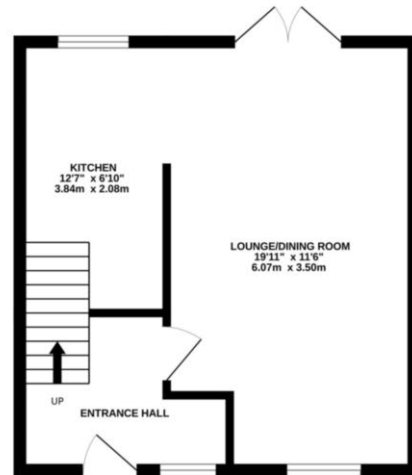
## TAX BAND

Band: C

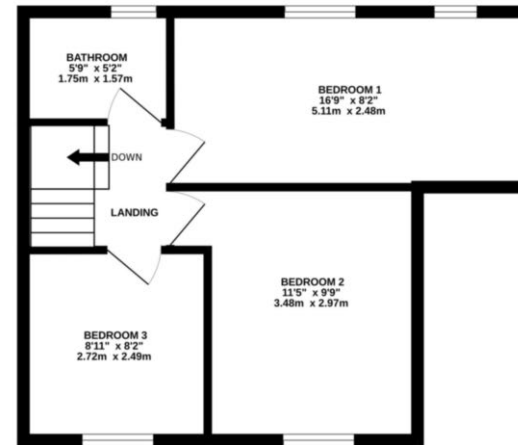
## VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ALDERLEY EDGE OFFICE

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