



**GASCOIGNE
HALMAN**

9 GRASMERE ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



9 GRASMERE ROAD, ALDERLEY EDGE

A delightful two double-bedroom detached bungalow a short walk from Alderley Village centre with a generous plot, a detached garage 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

Situated in a quiet location a short walk from Alderley Village centre this well presented two bedroom detached bungalow offers light and spacious living accommodation throughout. The property is approached via a neatly finished Indian stone driveway providing ample off-road parking. The entrance hall is a welcoming space and houses a useful cloaks cupboard. The principal living space is a large open-plan room with a dining area and kitchen which is of a modern design with a range of off-white units and built in appliances. This, in turn opens into the large conservatory, which spans the rear elevation and enjoys views over the rear garden. Both bedrooms are comfortable double rooms with built in wardrobes. The master bedroom benefits from an en-suite shower room. The bathroom has been fitted with a stylish suite comprising a bath/shower unit with glass splash screen, wash hand basin and w/c.

Externally the property boasts a comfortable plot with low-maintenance gardens with a generous York stone patio, mature shrubs and a detached garage. A perfect property for those looking to downsize.

DIRECTIONS

SAT NAV: SK9 7US

LOCAL AUTHORITY

Cheshire East County Council

TAX BAND

Band E

TENURE

Freehold (£15pa Chief Rent).

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor 12/20

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