



**GASCOIGNE
HALMAN**

3 SOUTH COURTYARD, ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



3 SOUTH COURTYARD, ALDERLEY PARK, NETHER ALDERLEY

Guide Price - £725,000

A stylishly finished home in the heart of Alderley Park, which boasts over 400 acres of open parkland free for residents to explore, as well as an on site gym and a superb pub-restaurant, The Churchill Tree.

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.





Situated in the South Courtyard, this contemporary side of the development is designed in such a way that the properties feel 'forward thinking' while maintaining a sense of character and charm about them.

This property is approached via pathway adjacent to two parking spaces. This space is bordered by mature planting and hedging. At the ground floor there is a bright and open entrance hall with a large downstairs W/C. Moving to the rear of the property you find the main living space in the house, the open plan living dining kitchen. This space stretches the full depth of the property and as such has dual aspect to the front and rear allowing for a good degree of natural light throughout. The kitchen itself is finished in a contemporary style with a range of integrated appliances including fridge freezer, drinks fridge, dishwasher, oven and hob. the living and dining areas create a perfect entertaining space but also have a cosy feel about them. The bi-folding doors overlooking the rear garden allow you to extend the your living area into the garden especially during the warmer months.

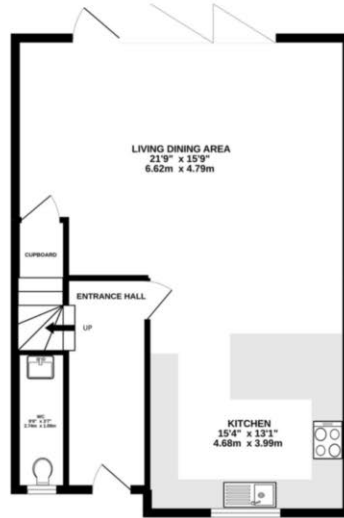
At the first floor there are three double bedrooms all with built in wardrobes and ample space. Particular mention must be made of bedroom one which has a contemporary en-suite comprising shower unit, wash hand basin, W/C and finished off with fully tiled walls and flooring. Off the landing is a further bathroom which also benefits from fully tiled walls and comprises the same suite as the en-suite but with the addition of a bidet. On the top floor there is a useful utility room and a further bedroom. This bedroom is currently set up as a family room and office but could very easily be converted back. There is a modern Daikin air conditioning unit fitted in this room to keep it comfortable all year round. This room also allows access out onto the westerly facing sun terrace which stretches to over 22-feet and provides the perfect view for an evening sunset.

The property alone is an extremely attractive prospect but the largest feather in its cap has to be the location. South Courtyard sits among the acreage at Alderley Park which is arguably one of the most desirable places to live in all of Cheshire. Residents here are free to enjoy over 400 acres of open parkland at their leisure with woodland walks to lakeside strolls being just a couple of the options. There are also on site facilities such as the new state of the art gym and the fantastic pub-restaurant The Churchill Tree which serves a mixture of traditional and modern cuisine as well as an array of drinks. Last but not least, the site also benefits from 24hr security teams who patrol the site regularly giving residents that extra peace of mind.

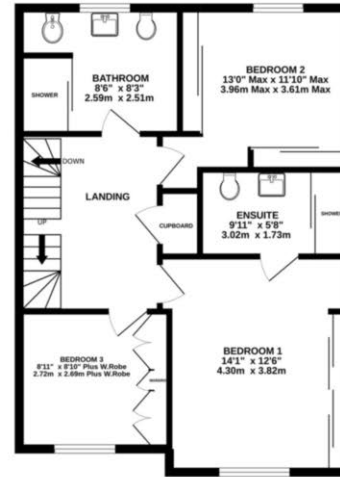
DIRECTIONS

SAT NAV: SK10 4JT

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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