



**GASCOIGNE
HALMAN**

CHURCHILL AVENUE

THE AREAS LEADING ESTATE AGENT



| NETHER ALDERLEY

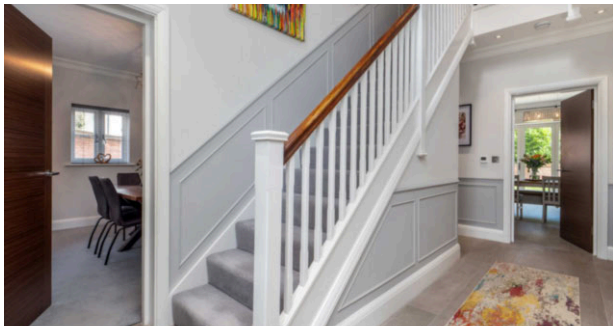
CHURCHILL AVENUE

Perfectly located on the corner plot of the ever popular Alderley Park, this beautifully presented, high specification, five bedroom house offering just shy of 3,000 SQ FT. Constructed by PH Homes, this 5 bedroom house is immaculately presented with versatile accommodation over two floors.

The property boasts a large, grand entrance hallway with underfloor heating running through the ground floor. To the left, off the hall a bright dining room reception area with stylish paneled walling. Off the hall to the right a large living room, equipped with a log burner fireplace and bay window. To the rear on the ground floor is the open plan kitchen, dining living space. The kitchen offers an island unit with high specification built-in NEFF appliances, sliding byford doors out to the private rear garden, complete with a separate utility room. The ground floor also offers a downstairs toilet and under-stairs storage.

To the first floor the galleried landing leads to five well-proportioned bedrooms and a stunning family bathroom. The family bathroom greets you at the top of the stairs with the main and second bedroom both benefiting from large fitted wardrobes and en suite shower rooms which have equally been finished to the same high standard as the family bathroom and throughout. Additionally, bedrooms three, four, and five are all excellent sizes with the fifth currently being used as an office space, but are all double rooms.





GROUNDS

Externally to the left-hand side is the driveway with a spacious double garage which is protected by electric gates. To the first floor, there is additionally a room which could well be equipped to be an office space or gym. To the rear a well landscaped garden with grassed area and patio space.

LOCATION

Alderley Park is a unique 'estate village' created in this 400 acre historical estate located just outside of one of Cheshire's most popular social hubs - Alderley Edge.

Nestled within the walled & water gardens, ornamental lakes and ponds, and arboretum, residents have an array of facilities on their doorstep, including leisure facilities at the state of the art Everybody Gym, cricket and football pitches, and a top class dining establishment at the gastro pub 'The Churchill Tree'.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: G

TENURE

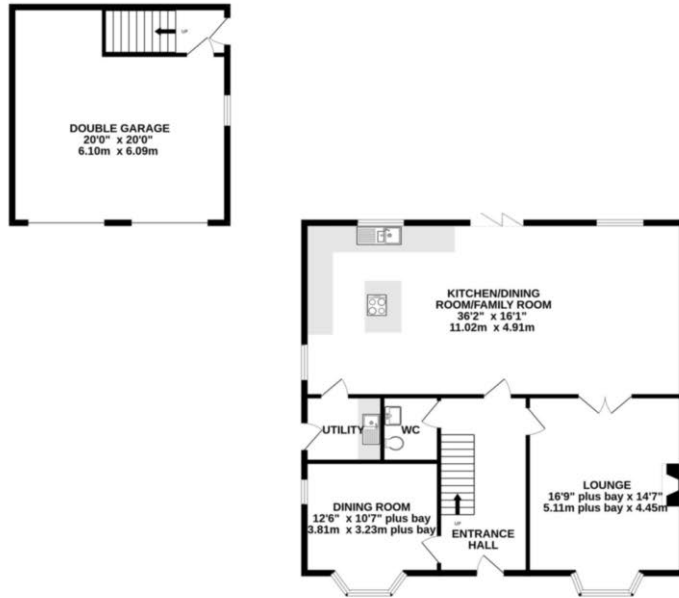
Leasehold - Subject to verification by solicitors

DIRECTIONS

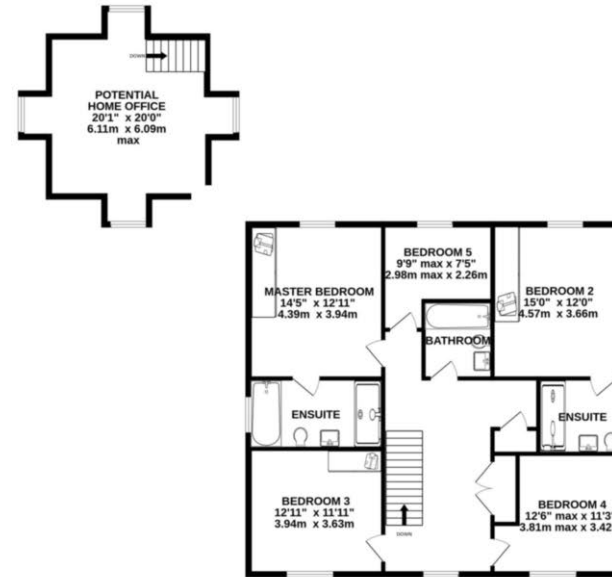
SAT NAV: SK10 4UW

FLOORPLAN & EPC

GROUND FLOOR
1556 sq.ft. (144.6 sq.m.) approx.



1ST FLOOR
1404 sq.ft. (130.4 sq.m.) approx.



TOTAL FLOOR AREA : 2960 sq.ft. (275.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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PRESTBURY OFFICE

01625 827467

Prestbury@gascoignehalman.co.uk

8 The Village, Prestbury, SK10 4DG

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