



**GASCOIGNE  
HALMAN**

BUTTERFLY BANK, 100 BROOK LANE, ALDERLEY  
EDGE SK9 7RU

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THE AREAS LEADING ESTATE AGENT



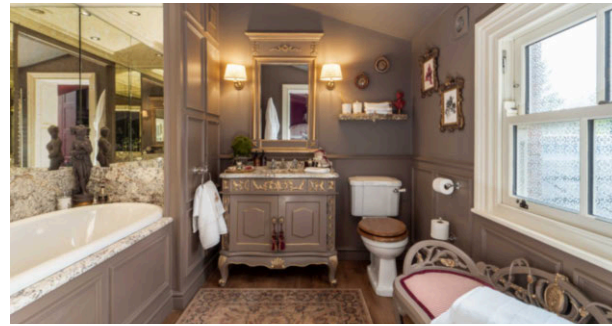
## BUTTERFLY BANK, 100 BROOK LANE, ALDERLEY EDGE SK9 7RU

£950,000

**'Butterfly Bank' is a stunning Victorian semi-detached property boasting tastefully extended accommodation over three floors occupying a large private plot next to Alderley Edge Golf Course and close to local reputable schools.**

- Stunning Victorian Semi-Detached Property
- Tastefully Extended And Enhanced
- Superb Living/Dining Kitchen With Central Island
- Opulent Principal Suite With En-Suite And Dressing Room
- Large Private Gardens
- Sought After Location Close To Reputable Schools, Alderley Edge And Wilmslow





Introducing this superb period Semi-Detached home which has been thoughtfully extended and enhanced over the years by its current owners to create a spacious and stylish family home.

Internally the property comprises; stunning reception hallway with fitted study area, downstairs wc, charming living room with feature fireplace and attractive bay-window. To the rear of the ground floor there is an impressive extended living/dining kitchen with central island and integrated appliances. In addition there is a good-size play room, separate utility room as well as a side porch which gives access to the side of the property.

To the first floor there are two double bedrooms including the opulent principal bedroom which offers an attractive en-suite and walk-in dressing room which could also be converted back to a separate bedroom. A superb family bathroom completes the first floor accommodation.

To the second floor there is a further bedroom which boasts its own en-suite bathroom with free-standing bath tub.

Externally to the front there is a large spacious driveway providing ample off-road parking with gated side access which leads to a generous sized private garden, mainly laid to lawn with a gravel seating area for al fresco dining, fenced boundaries and pleasant views over Alderley Edge Golf Club.

#### **LOCATION**

Conveniently situated within easy reach of both Alderley Edge and Wilmslow centres with their excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area including Alderley Edge and Wilmslow Golf Clubs.

#### **DIRECTIONS**

Sat-Nav: SK9 7RU

#### **TENURE**

Freehold. Subject to verification by solicitors.

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

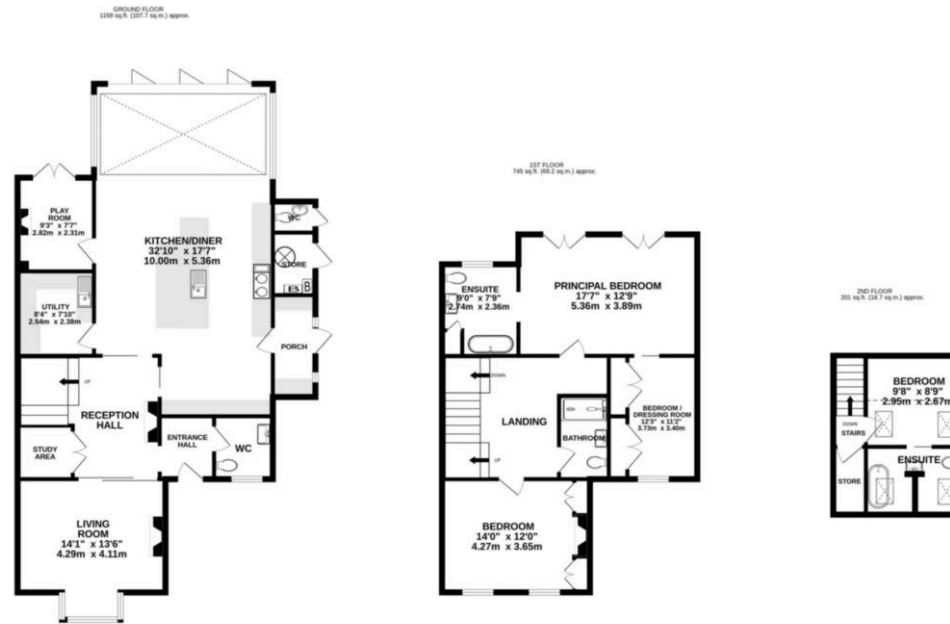
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: C

#### **VIEWING**

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 2106 sq.ft. (195.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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