



**GASCOIGNE
HALMAN**

74A KNUTSFORD ROAD, ALDERLEY EDGE SK9 7SF

THE AREAS LEADING ESTATE AGENT



74A KNUTSFORD ROAD, ALDERLEY EDGE SK9 7SF

£1.05 Million

A superb modern semi-detached property boasting immaculate and spacious accommodation over three floors complemented by luxury fittings, a private gated plot and Westerley facing garden. Situated in a popular semi-rural position less than 2 miles from Wilmslow and Alderley Edge villages.



- Luxury Semi-Detached Property
- Stylish Accommodation Over Three Floors
- Five Double Bedrooms And Four Bath/Shower Rooms
- Superb Living-Dining Kitchen With Central Island
- Private Gated Plot
- Less Than Two Miles To Alderley Edge And Wilmslow Centres
- Planning permission granted for double storey side extension with balcony to the front (Application No: 23/2334M).



We are delighted to introduce this stunning modern property which is sure to impress. Set back from the road behind electric gates this contemporary luxury home offers a healthy 2265 sq ft over three floors.

At ground floor level the accommodation comprises a welcoming entrance hallway with porcelain tiled floor, useful understairs storage, underfloor heating and access to the downstairs wc. In addition there is a good-size front living room with feature bay-window and underfloor heating whilst to the rear of the ground floor there is a stunning living-dining kitchen with central island, bespoke fitted units with Silestone work tops, Neff integrated appliances, underfloor heating and sliding doors opening to the rear garden. A separate utility room is accessed via the kitchen and comes with fitted units, tiled floor and underfloor heating.

To the first floor there are four good-size double bedrooms, all with bespoke fitted wardrobes, with the main two bedrooms boasting stylish en-suite shower rooms. In addition there is a fully equipped family bathroom with underfloor heating and three piece suite.

To the second floor there is an impressive principal bedroom suite with a range of bespoke fitted wardrobes, two Velux sky lights and a contemporary en-suite with underfloor heating and luxury fittings.

Externally, the property is accessed via private electric gates leading a spacious driveway providing ample off-road parking and access to the single garage, whilst to the rear there is private Westerly facing garden with stone patio and Astroturf lawn.

Planning permission granted for a double storey side extension with balcony to the front (Cheshire East Council Application No: 23/2334M). The planning is for a garage with office/bedroom space above, and conversion of the existing garage into an additional living room/playroom.

LOCATION

Conveniently situated within easy reach of both Wilmslow and Alderley Edge 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 Wilmslow 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 both Wilmslow and Alderley Edge Golf Clubs which are close by.

DIRECTIONS

Sat-Nav: SK9 7SF

TENURE

Leasehold for 999 years from 08/05/2018 (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.

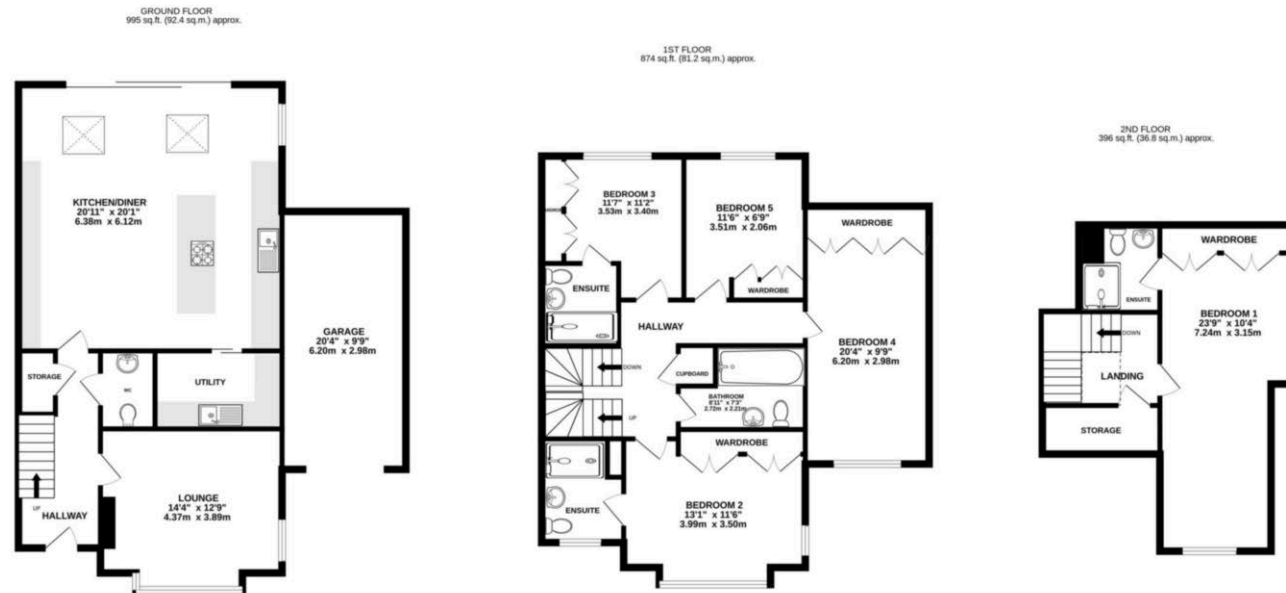
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2265 sq.ft. (210.4 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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