



**GASCOIGNE
HALMAN**

MOSS LANE, ALDERLEY EDGE, EPC: TBC / COUNCIL
TAX BAND: D

THE AREAS LEADING ESTATE AGENT



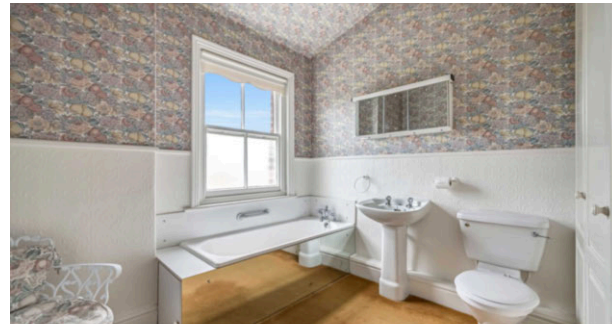
MOSS LANE, ALDERLEY EDGE, EPC: TBC / COUNCIL TAX BAND: D

Offers in Excess of £425,000

A charming, three-bedroom cottage, offering well-balanced living space, a pleasant garden, and off-road parking. Situated within this popular location in close proximity of Alderley Edge Village.

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 on Moss Lane, this property occupies an incredibly popular location within close proximity of Alderley Edge Village. The area is always highly regarded, not only for its convenience but also for the mix of attractive individual housing styles.

This particular home is of turn-of-the-century architecture, featuring delightful period Cheshire brick elevations topped with a slate tile roof that immediately catches the eye. It has been a much-loved and well-maintained home, offering well-balanced accommodation that is sure to appeal.

The property benefits from a useful entrance porch leading into the entrance hall, which provides access to the staircase and principal reception spaces. At the front of the home, there is a delightful lounge flooded with natural light, featuring high ceilings, decorative cornicing, integrated cupboards, and a feature living flame gas fire as a focal point. This opens into a second, equally spacious reception room with similar period detailing and a window overlooking the rear elevation.

The kitchen has been fitted with a matching range of base and wall units, complemented by granite work surfaces and integrated appliances. A useful under-stairs storage space is accessible from this room.

On the first floor, there are three bedrooms - two doubles and a single - alongside a beautifully maintained family bathroom.

Externally, the property offers off-road parking, a highly desirable feature in this area. There is a courtyard space directly accessible from the back door, including a useful outdoor building for storage and access to subfloor storage. Beyond this, the lawned garden is well stocked, enclosed by fencing and hedgerows, providing a delightful outdoor space.

Importantly, this property not only benefits from excellent presentation, off-road parking, and a lovely garden but also presents exciting potential to add further value. Many homes of this style have been extended to the rear, and subject to the necessary consents, a loft conversion could provide additional bedroom space.

Overall, this is a charming property in a fantastic location, offered for sale with no onward chain and with potential to enhance further if required.

DIRECTIONS

SAT NAV: SK9 7HP

TENURE

Leasehold. 877 Years Remaining. Ground Rent £15 pa.

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

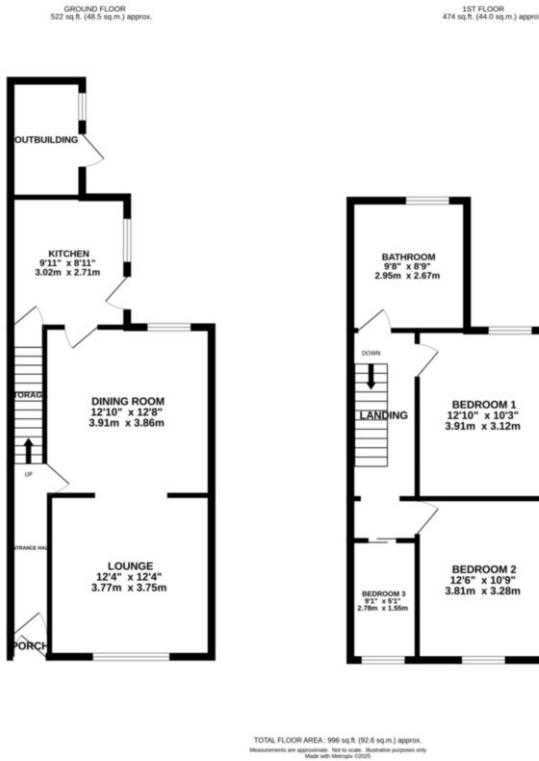
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VIEWINGS

Viewing strictly by appointment through the Agents.

AGENTS NOTE:

The sale of this property is subject to the grant of probate. Please seek an update from the branch with regard to the potential timeframes involved.



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