



**GASCOIGNE
HALMAN**

39B HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



39B HEYES LANE, ALDERLEY EDGE

A stylish apartment set within an imposing Victorian villa situated within close proximity of Alderley Edge village. Offering generous beautifully presented accommodation, private patio garden and allocated parking. NO ONWARD CHAIN.

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

Approached via a long, sweeping driveway that ensures both privacy and discretion, this exceptional property occupies the lower ground floor of an imposing Victorian villa. The original residence has been thoughtfully and sympathetically converted into just three unique apartments, each retaining the charm and character of the building while benefiting from modern comforts.

The villa itself makes a striking first impression, with attractive elevations, a large gravel driveway, and beautifully maintained communal grounds that create a true sense of grandeur on arrival.

Internally, the property has been presented to an excellent standard, having recently undergone a programme of redecoration along with the installation of new carpets throughout. The accommodation is both generous and well-proportioned.

A spacious reception hall provides access to all principal rooms and includes a large utility cupboard, offering valuable storage and practicality. The main living space is an impressive lounge-dining room, featuring double doors that open onto a private patio garden, ideal for indoor-outdoor living.

The kitchen is superbly appointed, fitted with a comprehensive range of modern units and integrated appliances. There are two double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom enjoying the added luxury of an en-suite shower room. A stylish and well-appointed family bathroom completes the internal accommodation.

Externally, a charming courtyard garden, offers a pleasant and low-maintenance outdoor seating area. This apartment further benefits from two allocated parking spaces.

Offered for sale with no onward chain, this property represents an ideal opportunity to acquire a discreet, beautifully presented home in a unique and sought-after setting, conveniently located close to Alderley Edge village.

DIRECTIONS

SAT NAV: SK9 7LA

TENURE

Leasehold with a share in the management company that own the freehold.

Lease length - 976 years remaining

Service charge - £100 pcm

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

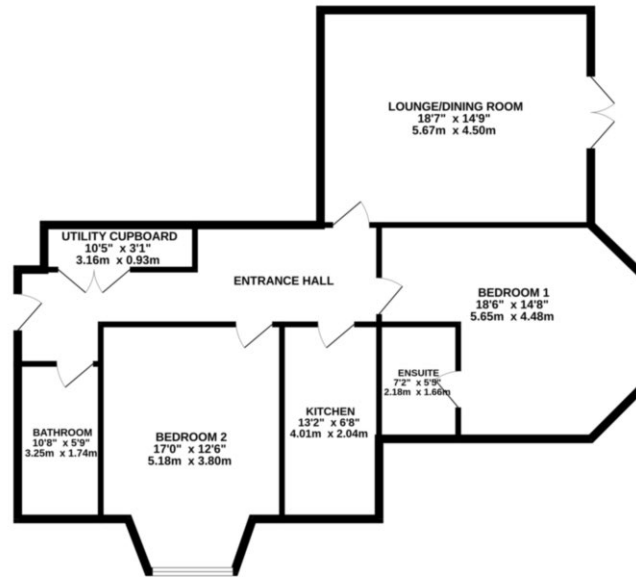
BAND: E

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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