



**GASCOIGNE
HALMAN**

4 CLIFTON STREET, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

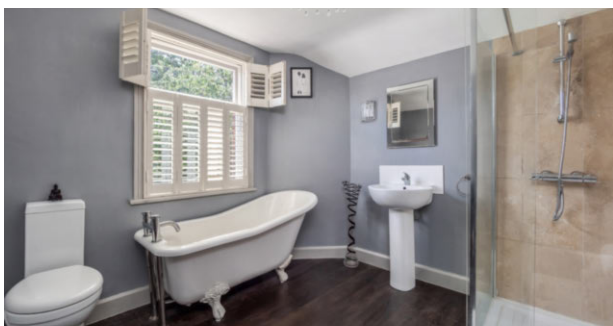
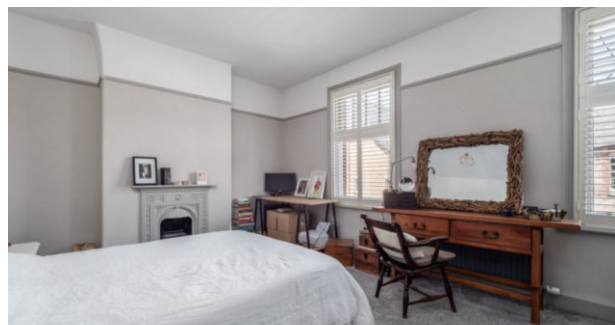


4 CLIFTON STREET, ALDERLEY EDGE

A stunning period home at the heart of the Alderley Edge village. Boasting many original features, generous accommodation over three floors and a pleasant southerly facing rear garden. 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

This fantastic example of a period home enjoys strikingly attractive elevations, with intricate brick detailing, a slate-tiled roof, and sits comfortably amongst properties of similar character, creating a wonderfully cohesive and desirable setting. Situated right at the heart of Alderley Edge Village, it's just a short stroll from all the local amenities, and enjoys a generous south-facing garden, undoubtedly one of its standout features.

Offered for sale with no onward chain, the property boasts generous accommodation extending to approximately 1270 sq ft (approx), including a superb loft conversion which adds a further double bedroom and en suite. Off-road parking to the front is a rare and highly prized benefit in this location.

You're welcomed via a covered entrance porch and into a charming hallway through an original-style front door. The principal lounge, positioned to the front of the property, features high ceilings, original cornicing, picture rails, and an open fireplace, with bespoke shutters offering privacy.

A second reception room also flows from the entrance hall, a versatile and elegant space, again with high ceilings, an original-style fireplace, and oak flooring underfoot. This room provides fantastic flexibility for use as a formal dining area, sitting room, or family space.

The kitchen is beautifully appointed, with a striking quarry tiled floor, a range of integrated appliances, and direct access to the rear garden, making it a highly functional.

To the first floor, you'll find two generously proportioned double bedrooms, both showcasing cast iron fireplaces and full of character. The family bathroom is located to the rear and includes a freestanding, roll-top, claw-footed bath, alongside a walk-in wet room-style shower, blending period charm with contemporary style.

The second floor houses a particularly spacious double bedroom. This room enjoys a Juliet balcony with views over the rear garden, built-in wardrobes, and a stylish en suite, making it an ideal principal bedroom or guest suite.

Externally, the rear garden is a true highlight, south-facing, extensive, and well-maintained, with a paved patio area for outdoor entertaining, a generous lawn, and mature, well-stocked beds and borders. The space is both private and beautifully oriented to capture the sun throughout the day.

This is a rare opportunity to acquire a wonderfully presented period home in one of the village's most central locations. Perfect for those who value period architecture and a lifestyle that places village life quite literally on your doorstep.

DIRECTIONS

SAT NAV: SK9 7NW

TENURE

Leasehold. 864 Years remaining. Ground rent £5pa.

LOCAL AUTHORITY

Cheshire East Council

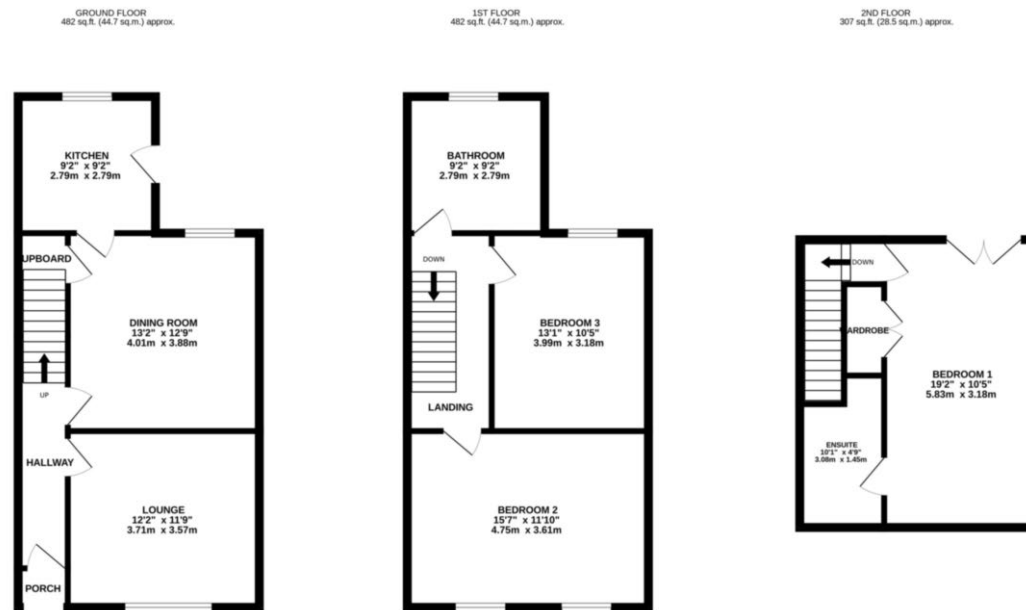
TAX BAND

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VIEWINGS

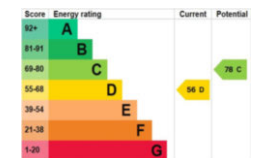
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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