



**GASCOIGNE
HALMAN**

10 WINDERMERE DRIVE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



10 WINDERMERE DRIVE, ALDERLEY EDGE

A generous family home offering thoughtfully extended accommodation and located in this highly regarded residential area within close proximity of Alderley Edge Village. 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

An impressive four bedroom detached family home, improved and thoughtfully extended by the current owners, offering spacious and versatile accommodation within a sought-after residential location, just a short distance from the amenities of Alderley Edge village.

The property is entered via double doors into a welcoming entrance hall, complete with a convenient downstairs WC. Further double doors lead into the principal reception space, where a generous lounge with an elegant marble fireplace creates a superb setting for both relaxation and entertaining. This flows seamlessly into a family living area, providing a wonderful open and adaptable space perfectly suited to modern family life.

A separate dining room offers further reception space for more formal occasions, while the well-appointed kitchen is fitted with a range of integrated appliances. A spacious utility room, which can be accessed from the front of the property, provides practical day-to-day functionality and internal access to the large garage.

To the first floor, the property offers four well-proportioned bedrooms along with a well appointed shower room.

Externally, the home enjoys attractive mature gardens to the front, with a lawned area and a driveway providing ample off-road parking and access to the garage. To the rear, the property benefits from a pleasant, private garden enclosed by fencing and hedgerow, mainly laid to lawn and complemented by a block-paved patio area, an ideal space for outdoor dining and entertaining.

A particularly noteworthy feature is the lift installed by the current owners, providing convenient access between the ground and first floors. This can easily be removed if not required.

Offered to the market with no onward chain, this exceptional home provides beautifully presented accommodation with excellent scope for further enhancement, all set within a highly desirable and convenient location.

DIRECTIONS

SAT NAV: SK9 7UP

TENURE

Freehold

LOCAL AUTHORITY

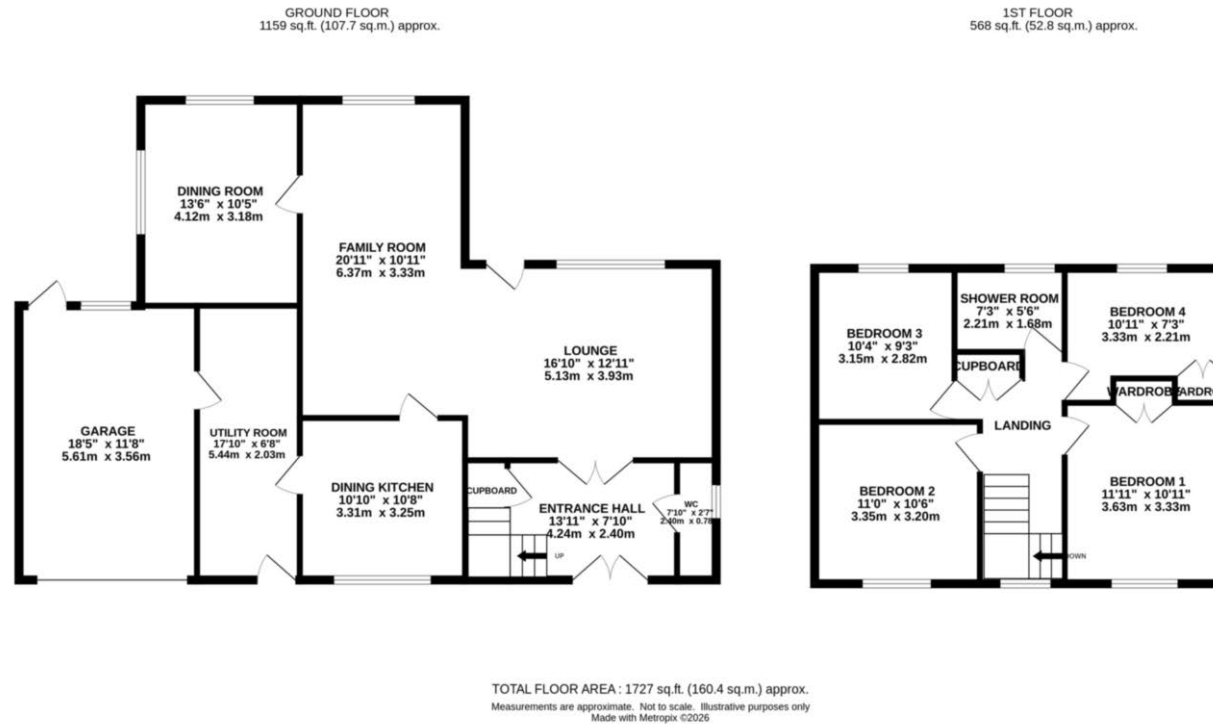
Cheshire East Council

TAX BAND

Band: F

This sale is subject to the grant of probate.

FLOORPLAN



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

ALDERLEY EDGE OFFICE

01625 590 373

aldelrey@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**