



**GASCOIGNE
HALMAN**

35 THE CIRCUIT, ALDERLEY EDGE, CHESHIRE, SK9
7LS

THE AREAS LEADING ESTATE AGENT



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A thoughtfully extended three-bedroom home, enjoying well presented accommodation with superb open-plan living at its heart, together with a landscaped rear garden, integrated garage and the significant advantage of NO ONWARD CHAIN.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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 within a highly regarded and conveniently positioned residential area of Alderley Edge, this property is ideally placed for easy access to the village and its excellent range of everyday amenities. Much loved and improved by the previous owner, the property has been thoughtfully extended to create a generous and versatile home, with an emphasis on light, space and the natural flow of modern family living.

A generous covered entrance porch provides a welcoming approach to the property, with a door opening into the entrance hall. Here, there is a useful storage cupboard and access to the principal living accommodation.

The generous lounge is centred around an attractive fireplace, creating a comfortable and inviting focal point. From here, the accommodation flows naturally through into the family dining kitchen, which forms the real heart of the home. There is ample space for a dining table, while the well-presented kitchen is fitted with a central island unit and a range of integrated appliances.

The dining kitchen enjoys a part-vaulted ceiling, enhancing the sense of volume and space, while large sliding doors open directly onto the rear garden, flooding the room with natural light and creating a wonderful connection between the house and garden.

Beyond the kitchen is a useful utility area, downstairs WC and workshop, together with access to the integrated garage, which benefits from an electronically operated roller door.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom enjoys the benefit of fitted furniture and a contemporary en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property is a generous block-paved driveway, providing ample off-road parking and direct access to the integral garage.

The rear garden has been thoughtfully landscaped to provide an attractive and private outdoor setting. A paved patio provides an ideal area for outdoor dining and entertaining, beyond which the garden is predominantly laid to lawn and complemented by well-stocked mature beds and borders. The garden is fully enclosed by fencing, creating a pleasant and secure environment.

Offered for sale with no onward chain, this property represents an excellent opportunity to acquire a delightfully presented and thoughtfully extended home, ideally positioned within easy reach of Alderley Edge village and its amenities. The combination of generous living accommodation, excellent natural light, practical ancillary space and an attractive landscaped garden makes this a particularly appealing proposition.

DIRECTIONS

SAT NAV: SK9 7LS

TENURE

Freehold subject to a rent charge of £5.

LOCAL AUTHORITY

Cheshire East Council

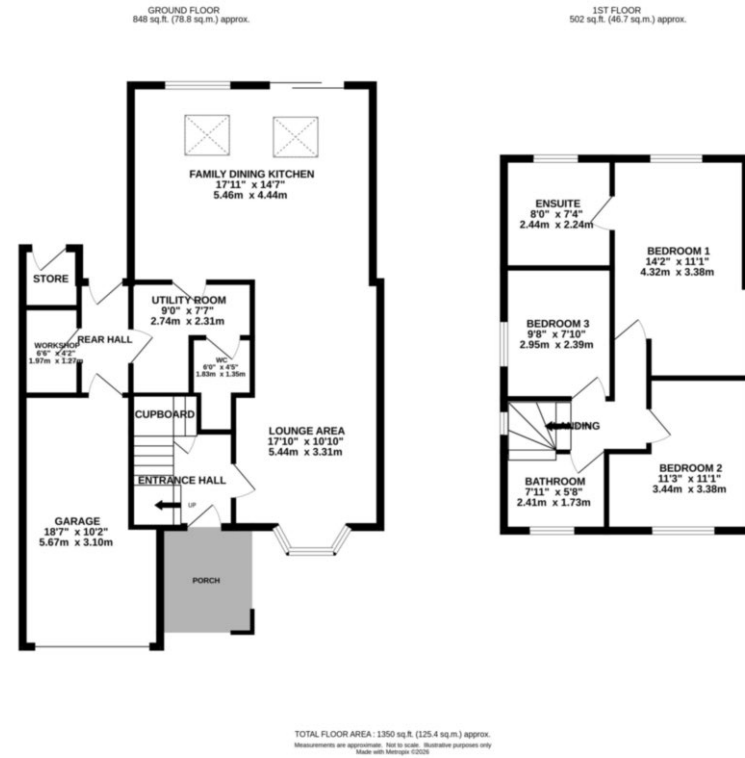
TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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