



**GASCOIGNE
HALMAN**

48 THE CIRCUIT, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A well proportioned semi detached property with scope to extend or modernise. Located in a popular residential area with south-facing garden close to 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 & Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and excellent 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

Occupying a highly sought-after position within a desirable residential location, and just a short distance from Alderley Edge's village centre and its excellent amenities, this attractive two-bedroom semi-detached home presents an exciting opportunity to acquire a property with significant scope for extension, remodelling and enhancement, subject to the necessary consents.

Whilst the property has been well maintained throughout, it now offers the incoming purchaser the chance to modernise and reconfigure the accommodation to create a larger home (if required). With numerous examples of similar properties having been successfully extended within the immediate vicinity, the potential on offer is clear. As such, the property is likely to appeal to first-time buyers, downsizers, investors and those looking to create a bespoke home in an exceptional

Alderley Edge location.

The accommodation currently comprises an entrance hall with staircase rising to the first floor, a well-proportioned living room, a dining kitchen overlooking the rear garden, two double bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking to the front, whilst to the rear is a delightful south-facing garden, enjoying an abundance of sunshine throughout the day and offering an excellent setting for future landscaping or extension.

Offered to the market with the added benefit of no onward chain, this is a rare opportunity to secure a home with outstanding potential in a desirable residential setting.

TENURE

Freehold

DIRECTIONS

SAT NAV: SK9 7LT

LOCAL AUTHORITY

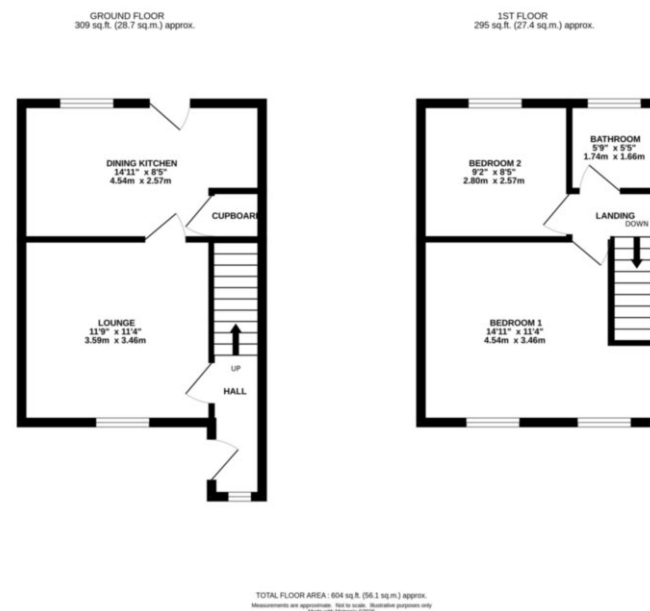
Cheshire East Council

TAX BAND

Band: C

VIEWINGS

Viewing strictly by appointment through the Agents.



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