



**GASCOIGNE
HALMAN**

9 MASSEY STREET, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A well presented, two double bedroom property offering spacious living space, located at the heart 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

Located at the very heart of Alderley Edge Village, this generously proportioned and incredibly affordable property offers an excellent opportunity for a wide range of buyers. Whether you are a first-time buyer, downsizer, or investor, this home allows you to enjoy the lifestyle and convenience that central Alderley Edge has to offer.

The accommodation is arranged over two floors, with the property's private entrance situated on the first floor of the development. Access is via a secure communal entrance with staircase leading to the first floor.

Upon entering the property, there is a private entrance hall with a useful storage cupboard. This leads through to a generous lounge, which benefits from a door opening onto a westerly-facing balcony enjoying pleasant views over the

communal gardens. The well-appointed kitchen offers ample storage and workspace, with a number of freestanding appliances available by separate negotiation.

To the upper floor, the property provides two generous double bedrooms and a well-appointed bathroom.

A further point of interest is the addition of an external storage cupboard, offering valuable extra space for belongings.

The property is offered for sale with no onward chain and presents well-proportioned, well-presented accommodation in an exceptionally convenient central village location.

DIRECTIONS

SAT NAV: SK9 7HE

TENURE

Leasehold. 90 Years Remaining. Ground Rent £10 pa.

SERVICE CHARGE

£1597pa

LOCAL AUTHORITY

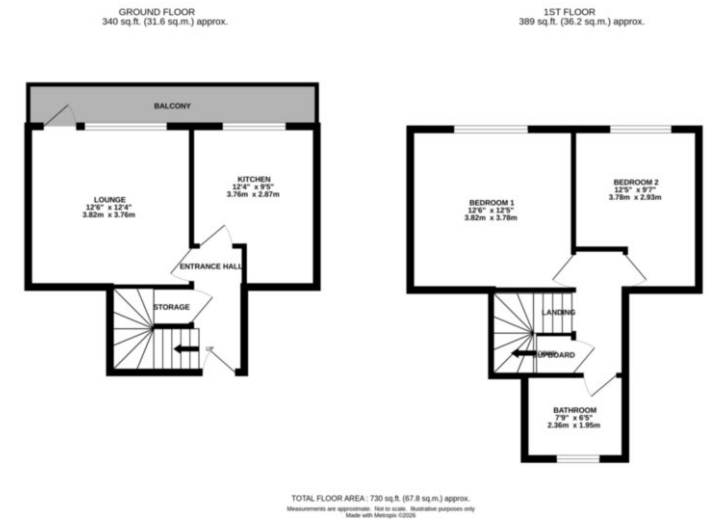
Cheshire East Council

TAX BAND

Band: C

VIEWINGS

Viewing strictly by appointment through the Agents.



ALDERLEY EDGE OFFICE

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