



**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, downsize, 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

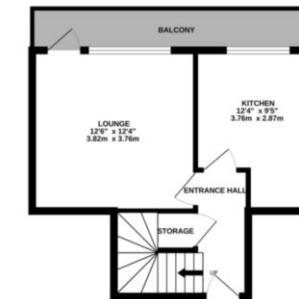
01625 590 373

alderley@gascoignehalman.co.uk

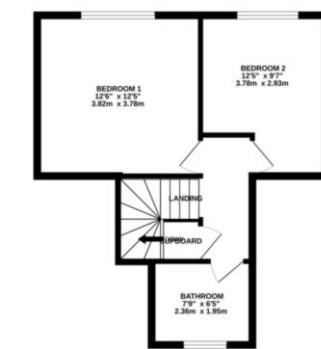
6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**

GROUND FLOOR
340 sq ft. (31.6 sq.m.) approx.



1ST FLOOR
389 sq ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq ft. (67.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Microgen COOL

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 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.