



**GASCOIGNE  
HALMAN**

25 THE CIRCUIT, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 25 THE CIRCUIT, ALDERLEY EDGE

**A thoughtfully extended and refurbished three bedroom semi-detached home, presented to the highest possible standard. Benefiting from a corner plot within this popular residential area of Alderley Edge.**

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

Set on a generous corner plot, this home has been extended and fully refurbished to create bright, modern spaces with landscaped gardens and parking for several cars. The location is convenient for Alderley Edge, and the property is presented in genuine move-in condition.

The entrance hall is wide and welcoming, with useful storage beneath the stairs. At the rear, the open-plan living, dining and kitchen space has been designed as the center of the home. The vaulted ceiling and large windows bring in plenty of natural light, and the central breakfast bar adds an easy, informal place to gather. The kitchen features quartz worktops, integrated appliances and ample room for both dining and a relaxed seating area. Double doors open onto the south-facing garden, creating a seamless connection with the outdoor space.

Just off the main room is a versatile snug, ideal as a study, TV room or quiet corner. At the front of the property, the bay-fronted lounge offers a calm, comfortable retreat. A utility room, downstairs WC and further storage add everyday practicality.

Upstairs, there are three bedrooms. The master enjoys the extra light and space of a bay window, while the second and third bedrooms are comfortably proportioned. The bathroom has been completely refitted with a clean, contemporary finish.

The gardens wrap around the house and are enclosed by mature hedging for privacy. A paved path leads to the front door and the front garden is easy to maintain. To the side is a generous lawn and patio space, accessed directly from the kitchen, and the rear offers another low-maintenance area with scope for an additional seating terrace. The fenced driveway provides parking.

Overall, this is a thoughtfully updated home with a modern layout, excellent natural light and a convenient position close to Alderley Edge village.

## DIRECTIONS

SAT NAV: SK9 7LS

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

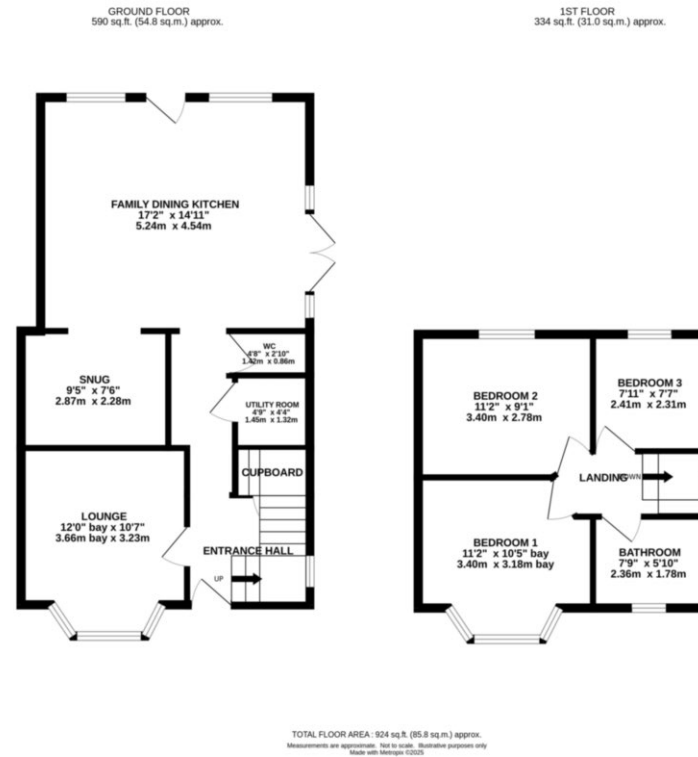
## TAX BAND

Band: C

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN



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### ALDERLEY EDGE OFFICE

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