



**GASCOIGNE
HALMAN**

14 KNUTSFORD ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



14 KNUTSFORD ROAD, ALDERLEY EDGE

A superb period cottage with stylish interior and boasting a corner plot within close proximity of both Alderley Edge and Wilmslow.

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

This charming and thoughtfully extended Victorian cottage boasts particularly attractive Cheshire brick elevations beneath a slate roof and occupies a corner plot in a highly convenient location, equidistant between Alderley Edge and Wilmslow.

Beautifully maintained and presented throughout, the property offers deceptively spacious accommodation with a high degree of flexibility to suit a variety of lifestyles.

Upon entering, you are greeted by a pleasant entrance hall, which in turn leads to an inner hallway providing access to the principal living accommodation and downstairs WC. To the front of the property is a delightful bay-fronted lounge, flooded with natural light and centred around an attractive focal fireplace, creating a warm and inviting space in which to relax of an evening.

The second reception room offers an exceptional degree of versatility. Currently utilised by the owners as a dining area, its generous proportions also provide ample space to incorporate a study area, additional seating, or to serve as a comfortable family room if required. Two generous windows once again flood the room with natural light.

A door leads through to the well-appointed kitchen, fitted with a range of high-gloss white base and eye-level units, providing a practical and contemporary space.

To the first floor, there are two well-proportioned double bedrooms together with a well-appointed family bathroom.

The property also comes with a substantial loft which, subject to permissions, could be converted to provide a further bedroom with en-suite.

Externally, the enclosed rear garden has been thoughtfully designed for ease of maintenance and outdoor enjoyment, featuring attractive walling, raised beds, a composite deck providing an ideal seating area, and an additional paved patio. The property also benefits from a designated parking space for one vehicle, situated separately from the property to the rear.

DIRECTIONS

SAT NAV: SK9 7SD

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

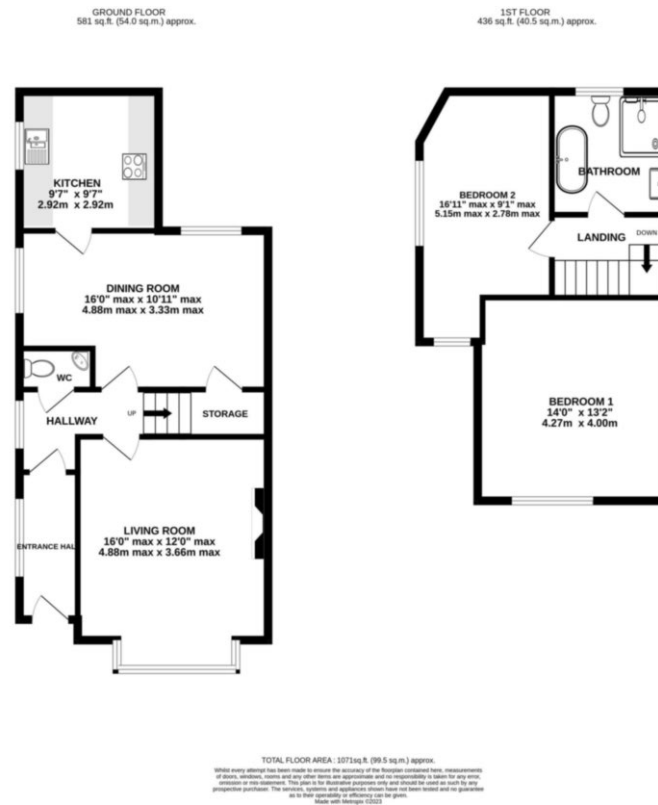
TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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