



**GASCOIGNE  
HALMAN**

12 ELMFIELD ROAD, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 12 ELMFIELD ROAD, ALDERLEY EDGE

**Much improved and presented to the highest possible standard, an attractive three bedroom semi-detached property boasting generous gardens, detached garage and located within close proximity of Alderley Edge village.**

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

This exceptional three bedroom, semi-detached home is perfectly positioned in the highly sought after residential area of Alderley Edge village, just a short stroll from all local amenities, making it an ideal location for families or professionals alike. The property combines traditional charm with contemporary upgrades, having undergone a comprehensive programme of improvements that immediately catch the eye. The front elevation has been meticulously repointed, and rejuvenated brickwork, giving the property a fresh, vibrant appearance. Complementing this is a large detached garage, offering additional parking or storage space, a feature that truly sets this home apart.

Upon entering, you are greeted by a welcoming reception hall, which provides access to the first-floor staircase and useful under-stair storage. The ground floor has been thoughtfully designed with an open-plan layout that maximises natural light and living space. The lounge forms the heart of the home and flows seamlessly into the beautifully appointed kitchen, which has been recently fitted with high-gloss wall and base units, a stylish breakfast bar with oak detailing, and a full suite of integrated appliances. This space opens further into a versatile area, currently used as a formal dining room, which can easily accommodate family gatherings, entertaining, or more relaxed living arrangements. Large windows throughout the ground floor ensure the space feels light, airy, and welcoming.

On the first floor, the accommodation continues to impress with three generous bedrooms. The master bedroom is particularly spacious, featuring fitted wardrobes and air conditioning, offering both comfort and practicality. The two additional bedrooms are also doubles, providing flexibility for children, guests, or a home office. The family bathroom has been recently installed to a high standard, complementing the contemporary feel of the property and ensuring it is ready to move into without further work.

Externally, the property offers a block-paved driveway to the front, providing parking for multiple vehicles and an electric vehicle charging point. Access to the detached garage provides further parking or storage, a rare and highly desirable feature. The rear garden is a wonderful outdoor space, perfect for both relaxation and recreation. It features an Indian stone patio directly accessible from the kitchen, leading onto a large, well-maintained lawn and a low-maintenance play area behind the garage. The garden is fully enclosed with fencing and hedgerows, offering both privacy and security. Adding to the functionality of the home is a detached outbuilding with plumbing for a washing machine and tumble dryer, as well as a brick-built store, ideal for gardening equipment or additional storage.

This property is an exceptional example of a home that combines thoughtful improvements with practical, stylish living. Finished to a high specification throughout, it offers a truly turnkey home, with generous accommodation, beautifully presented living spaces, versatile gardens, and a detached garage. Located within walking distance of Alderley Edge village, it provides the perfect balance of convenience, comfort, and contemporary style, making it a rare opportunity.

## DIRECTIONS

SAT NAV: SK9 7PJ

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

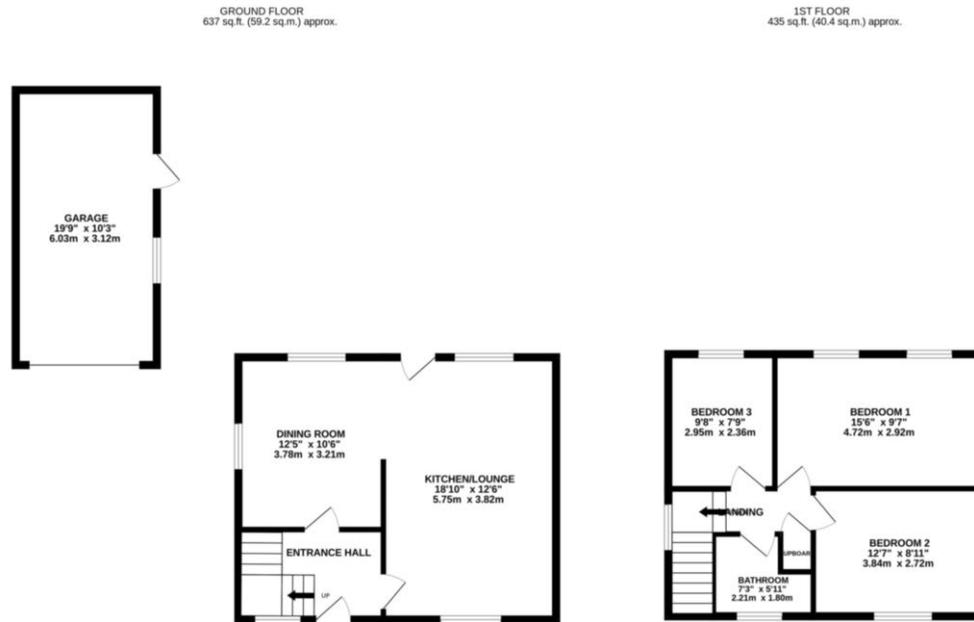
## TAX BAND

Band: C

## VIEWINGS

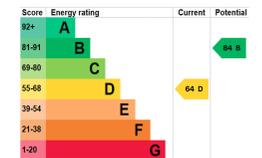
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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