



**GASCOIGNE  
HALMAN**

18 ARDERNE PLACE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 18 ARDERNE PLACE, ALDERLEY EDGE

**A well positioned modern mid-mews townhouse offering over 1,000 sq ft of versatile accommodation arranged across three floors, perfectly located in the very 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

This modern mid-mews townhouse provides spacious and flexible accommodation extending to over 1,000 square feet, thoughtfully arranged across three well-proportioned floors. Situated in the very heart of Alderley Edge village, the property enjoys a highly desirable position, offering convenient access to a wide range of local amenities, independent shops, restaurants and transport links, making it ideal for professionals, families and downsizers alike.

The property has been carefully maintained by the current owners and presents an exciting opportunity for a purchaser to further enhance and personalise, allowing the next owner to truly make the property their own while maximising its already excellent potential.

Upon entering, you are welcomed into a bright and inviting entrance hall. The ground floor also benefits from a conveniently located downstairs WC and a useful study, ideal for those working from home or requiring additional flexible living space.

To the rear of the property is the principal living area, where a superb open-plan family dining kitchen forms the heart of the home. This generous, light-filled space is perfectly suited to modern living, offering ample room for cooking, dining and relaxing, as well as entertaining family and friends. The kitchen is fitted with a range of units, providing excellent storage and preparation space. Double doors lead directly out to the rear garden, creating a seamless connection between indoor and outdoor living and allowing natural light to flood the room.

The first floor offers two well-proportioned double bedrooms, both providing comfortable and versatile accommodation. These bedrooms are served by a family bathroom, finished to a modern standard and providing a practical space for everyday use.

Occupying the entire top floor is the outstanding master bedroom suite, which provides a real sense of privacy and retreat. This generously sized bedroom benefits from a Juliet balcony, allowing additional natural light and a pleasant outlook, as well as built-in wardrobes offering excellent storage solutions. The accompanying en-suite bathroom is particularly impressive. Featuring a central freestanding bath and a separate walk-in shower, the en-suite creates a relaxing environment, ideal for unwinding at the end of the day.

Externally, the property is further enhanced by driveway parking for two vehicles on a block-paved driveway. To the rear is a south-facing garden, fully enclosed and designed for ease of maintenance. The garden features a decked seating area, ideal for outdoor dining and entertaining, with a further low-maintenance garden area beyond, creating a private and sunny space.

The property is offered for sale with no onward chain, further increasing its appeal for purchasers seeking a smooth and straightforward transaction. Combining a prime village location, generous accommodation, modern living space and the opportunity to add personal touches, this home represents a superb opportunity to acquire a high-quality property in one of the area's most sought-after settings.

#### DIRECTIONS

SAT NAV: SK9 7EN

#### TENURE

Leasehold. 972 years remaining.

#### GROUND RENT

£490 pa.

#### LOCAL AUTHORITY

Cheshire East Council

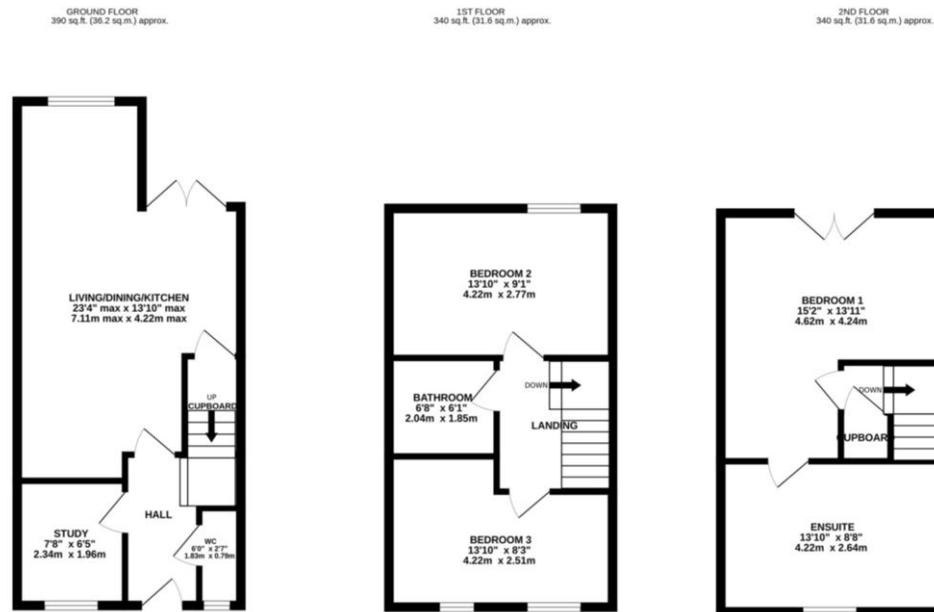
#### TAX BAND

Band: F

#### VIEWINGS

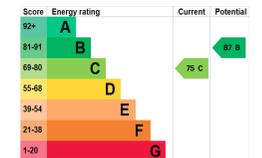
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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### ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

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

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