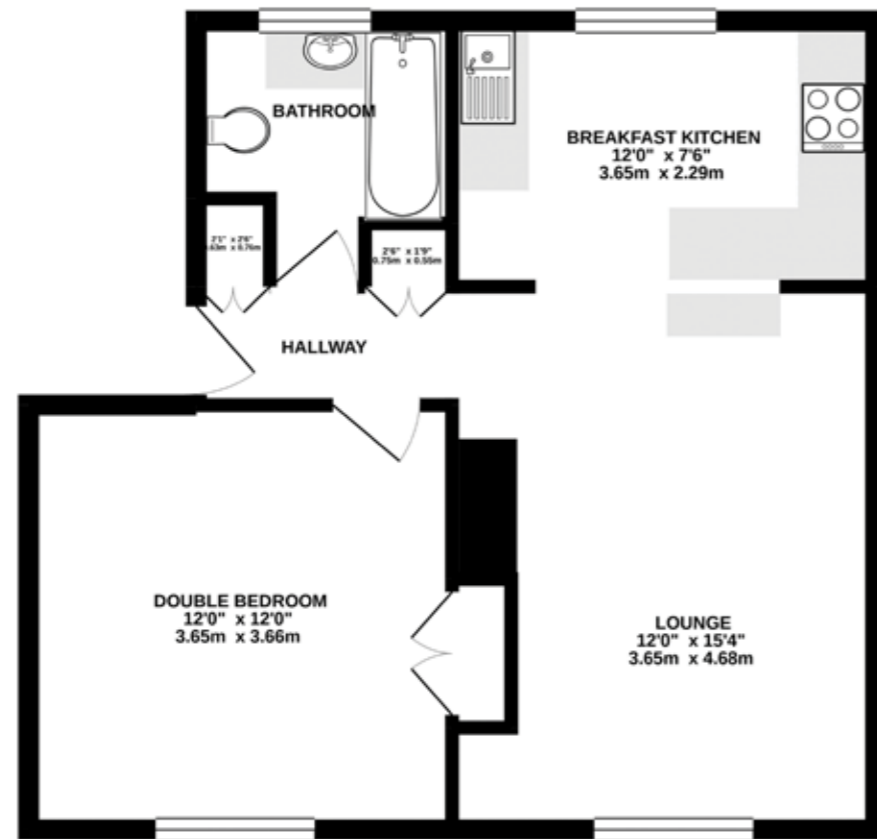


21 WOOD GARDENS

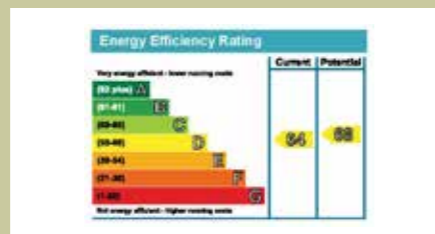
Alderley Edge

£139,500

SECOND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metraplan 6.0.0.0



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Alderley Edge
6, London Road, ALDERLEY EDGE SK9 7JS
01625 590373 alderley@gascoignehalman.co.uk

gascoignehalman.co.uk



An extremely conveniently situated, beautifully renovated and refitted top floor apartment close to local shops. Ideal for a young couple or an excellent investment opportunity.

GASCOIGNE HALMAN

- Recently Renovated
- Top Floor Apartment
- Spacious Living Accommodation

- Conveniently Located
- Investment Opportunity
- Must Be Viewed

£139,500

21 WOOD GARDENS

Alderley Edge



Recently refurbished to high standard throughout this pleasant one bedroom top floor apartment offers surprisingly spacious accommodation that is beautifully presented and briefly includes: communal stairs to second floor, personal entrance hall with useful storage cupboards, large living room opening into breakfast kitchen, a 12ft square double bedroom with recessed wardrobe and bathroom with shower over. The property benefits further from gas fired central heating and UPVC double glazing. All discerning purchasers are urged to make an internal inspection to fully appreciate the size of the accommodation on offer and convenient location the property occupies.

LOCATION

The property is conveniently situated in Wood Gardens where there are a variety of local shops with the more extensive facilities offered within Alderley Edge village centre only a short walk away. The village 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.

DIRECTIONS
SAT NAV: SK9 7PL

TENURE

The tenure of the property is believed to be **SERVICES (NOT TESTED)** Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY
Cheshire East Council Tax Band A

VIEWING
Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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