

**THE PINES
ABBERLEY HALL**
Alderley Edge
£595,000



TOTAL FLOOR AREA: 1851 sq.ft. (172.0 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 Metropix ©2020



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A delightful two bedroom cottage set in the extensive grounds of Abberley Hall in a gated complex on the outskirts of Alderley Edge village with its own south facing garden and terrace and an attached garage with parking.

- Spacious Cottage in Gated Community
- Generous Living Rooms
- Large Dining Kitchen
- Two Double Bedrooms

- Two Bathrooms
- Ample Parking
- Attached Single Garage
- Own Private South Facing Garden

£595,000

THE PINES, ABBERLEY HALL

Alderley Edge



DESCRIPTION

Forming a part of the prestigious Abberley Hall complex this well presented cottage offers spacious well planned accommodation that briefly includes : Entrance hall, downstairs cloakroom, lounge, separate sitting room with fitted study area and French doors onto the south facing garden and large dining kitchen. The generous size master bedroom has en suite shower room, the second double bedroom is supported by a bathroom with shower. Both bedrooms have fitted wardrobes. The property has the advantage of an attached garage and ample parking.

Of particular note are the mature communal gardens which surround Abberley Hall, The Pines has its own private south facing garden with a lawned area and additional terrace. The property also benefits from fibre optic broad band connection.

LOCATION

Abberley Hall is set in splendid grounds in a gated community only a short drive from Alderley Edge village centre. 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.

DIRECTIONS

SAT NAV :- SK9 7TJ

TENURE

Leasehold - the Management Company owns the Freehold and each property has a share of the Management Company.

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 : G

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN