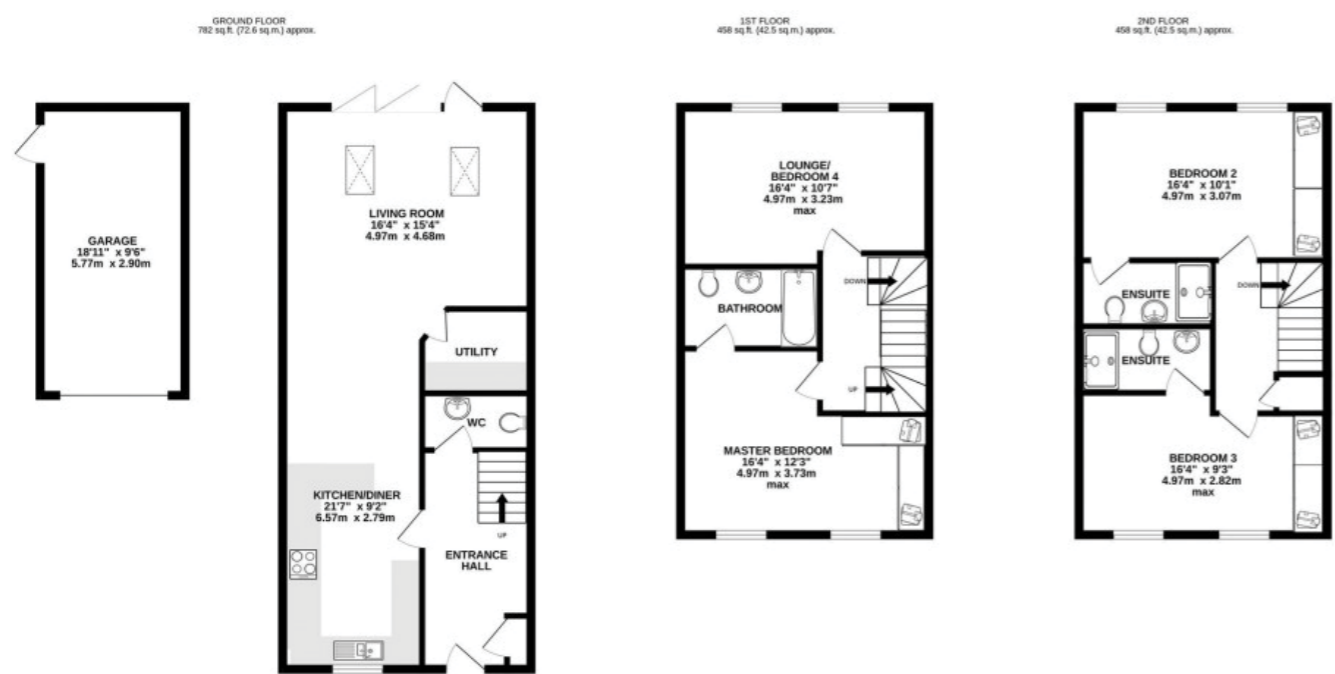


5 OSPREY CLOSE
Nether Alderley
GUIDE PRICE
£695,000



TOTAL FLOOR AREA : 1697 sq.ft. (157.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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

Prestbury
8 The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A recently built, stunning four-bedroom semi-detached townhouse located on the ever-popular Alderley Park Development, offering modern living over three floors.

- FOUR LARGE DOUBLE ROOMS
- BUILT IN 2024
- WESTERLY FACING GARDEN
- HIGH QUALITY FINISHES THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING

- GARAGE WITH EV CHARGING POINT
- TWO ADDITIONAL PARKING SPACES
- THREE BEDROOMS WITH ENSUITES & FITTED WARDROBES

GUIDE PRICE
£695,000

5 OSPREY CLOSE
Nether Alderley



Presented in immaculate condition throughout, this exceptional four-bedroom semi-detached townhouse was newly built in 2024 and offers contemporary family living arranged over three spacious floors. Combining stylish interiors, premium finishes, and thoughtfully designed accommodation, this low-maintenance home is perfectly suited to families, professionals, and downsizers alike. Upon entering, you are welcomed into a bright and spacious open-plan living environment, designed with modern lifestyles in mind. The impressive kitchen, dining and living area provides an ideal space for both everyday living and entertaining, with large bi-fold doors opening directly onto the westerly-facing rear garden, allowing natural light to flood the space throughout the afternoon and evening. The high-specification kitchen features

integrated Neff appliances, quartz worktops, a wine fridge, and sleek contemporary cabinetry. A separate utility room and guest cloakroom, complete the ground floor. The first floor is dedicated to the luxurious principal bedroom, offering fitted wardrobes and a stylish en-suite bathroom. Also on this level is a versatile second reception room or bedroom, ideal as a guest room, home office, study, or additional lounge space. The top floor comprises two further generously proportioned double bedrooms, both benefiting from fitted wardrobes and contemporary en-suite shower rooms, providing excellent privacy and flexibility for family members or guests. Externally, the property enjoys a beautifully maintained west-facing rear garden with a patio and lawned area, creating the perfect setting for outdoor dining and relaxation. A recently

installed pergola offers the flexibility of both shade and sunshine throughout the day. To the rear, secure gated access leads to a single garage and two allocated parking spaces, with direct access into the garden for added convenience. This superb home presents a rare opportunity to acquire a nearly new property finished to an exceptional standard in the highly desirable Alderley Park development.

LOCATION

Alderley Park is a unique 'estate village' created in this 400 acre historical estate located just outside of one of Cheshire's most popular social hubs - Alderley Edge. Nestled within the walled water gardens, ornamental lakes and ponds and arboretum, residents have an array of facilities on their doorstep, including leisure facilities at the state of the art Everybody Gym, cricket and football pitches, and a top

class dining establishment at the gastro pub 'The Churchill Tree' with a Farm Shop selling local produce to follow.

DIRECTIONS

Sat-Nav: SK10 4ZP

TENURE

Freehold. (Subject to verification by solicitors).

Service Charges - £1,200.00 per year

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East BC. Council Tax Band: G

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN