



**GASCOIGNE
HALMAN**

4 WARFORD CRESCENT, ALDERLEY EDGE

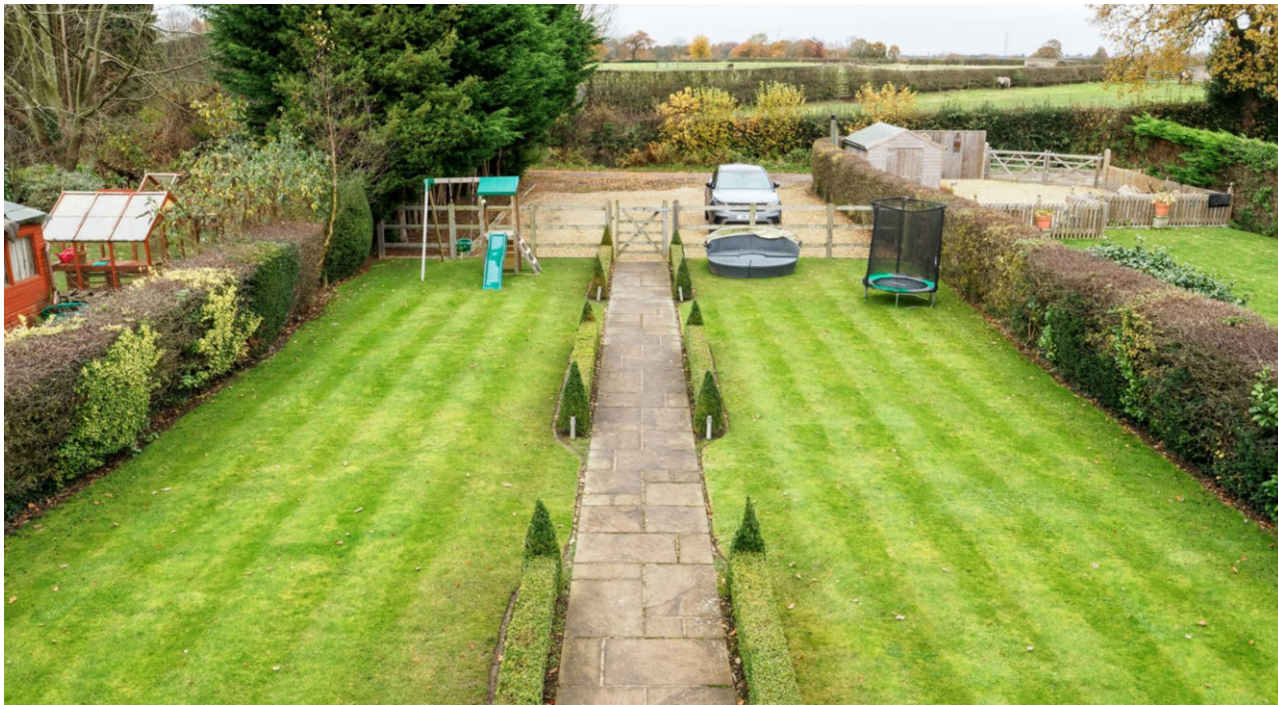
THE AREAS LEADING ESTATE AGENT



4 WARFORD CRESCENT, ALDERLEY EDGE

Extended and refurbished to offer generous living accommodation, presented to the highest possible standard. This attractive property boasts high specification, open living space situated within a semi-rural location yet 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

Situated in a stunning semi-rural location, this property offers a harmonious blend of tranquillity and convenience. Surrounded by open countryside with nature on the doorstep while maintaining easy access to local amenities, striking a perfect balance between the serenity of the countryside and the practicality of modern living. Thoughtfully extended and completely remodelled by the current owners to offer modern contemporary sophistication throughout. This stunning home is fitted to the highest possible standard, and offers light-filled, expansive living spaces featuring underfloor heating throughout the ground floor.

A welcoming reception/dining hall unveils a striking cantilevered glazed staircase, and leads to an open plan family dining and kitchen area adorned with two glazed lanterns. Bi-fold doors open to the rear garden, complemented by an exposed brick wall, a spacious island, and a high-spec kitchen with NEFF appliances and quartz worktops. The separated lounge, large utility, and downstairs WC with built-in cloaks cupboards enhance functionality. To the first floor, a generous landing leads to the master bedroom with views over the garden, fitted wardrobes, and an en-suite wet room. Two additional bedrooms and a beautifully fitted bathroom complete the internal accommodation.

Outside, landscaped front gardens overlook the green, while the rear boasts a generous lawn, intersected by a pathway, bordered by box hedging. A pleasant patio area is ideal for outside dining, and to the rear of the garden, a large driveway provides ample parking.

DIRECTIONS

SAT NAV: SK9 7TW

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East County Council. Telephone 0300 123 5500

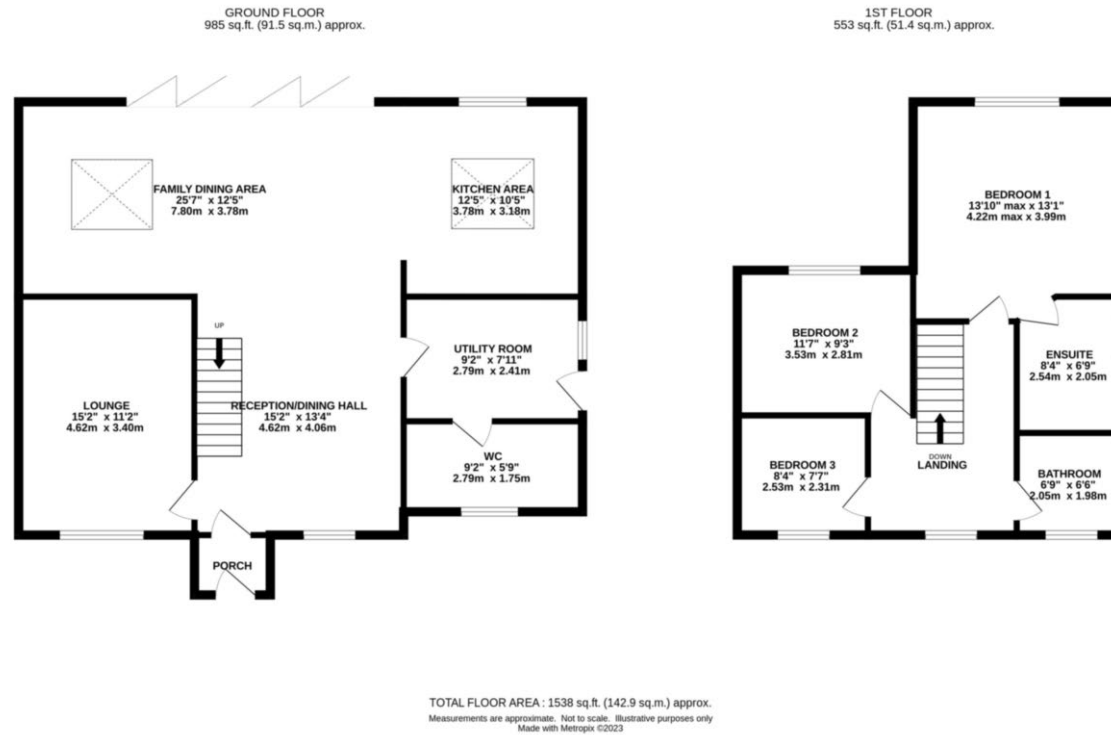
COUNCIL TAX

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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