



**GASCOIGNE  
HALMAN**

57 WILTON CRESCENT, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 57 WILTON CRESCENT, ALDERLEY EDGE

**A well-appointed family home offering generous living accommodation and future scope for extension (subject to p/p) if required. Located in this highly regarded residential area of Alderley Edge village and benefiting from a large rear garden backing onto open fields with views of the church.**

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 within the sought-after residential area of Alderley Edge, this meticulously maintained four-bedroom detached family home occupies a central position within a spacious plot. The accommodation, thoughtfully extended by the current owners, exudes a sense of light and space upon entry, with panoramic views of the rear garden captivating attention. The welcoming entrance hall with a staircase to the first floor is complemented by a stylishly appointed downstairs WC. The generous lounge area, adorned with two striking glazed windows overlooking the garden and with feature central living flame gas fire seamlessly flows into the dining area. The contemporary kitchen boasts a sleek high-gloss finish, complemented by composite stone worktops and a range of integrated appliances, boiling water tap and underfloor heating. Additional amenities include a study, utility facility, and a versatile family space, currently utilised as a home cinema.

To the first floor, four well-sized bedrooms await, with the master bedroom benefiting from fitted furniture and a Juliet balcony. Both the ensuite shower room and the main family bathroom have been recently refurbished to a high standard. Outside, the property features a substantial driveway offering ample parking, while the expansive rear garden, backing onto open playing fields, includes a patio and deck area, ideal for outdoor dining.

With the potential for further extension, this property presents an excellent opportunity for growing families seeking a substantial residence in this desirable location.

## DIRECTIONS

SAT NAV: SK9 7RF

## LOCAL AUTHORITY

Cheshire East County Council

## TAX BAND

Band: F

## TENURE

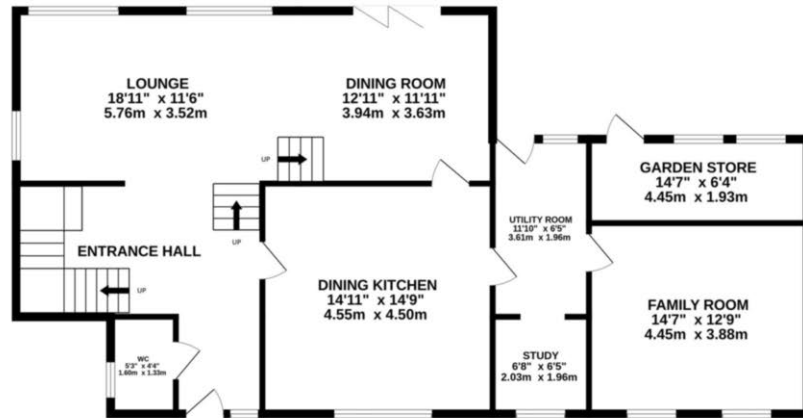
Freehold

## VIEWINGS

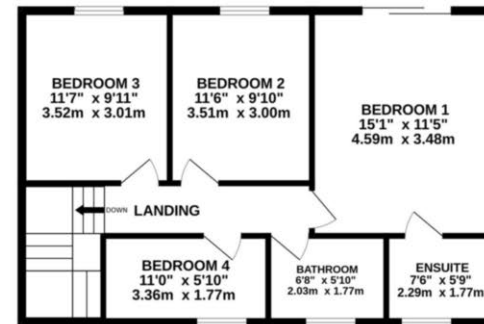
Viewing strictly by appointment through the Agents.

# FLOORPLAN

GROUND FLOOR  
1202 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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