



**GASCOIGNE
HALMAN**

9 WILTON CRESCENT, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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A well-appointed family home offering comfortable 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 Westerly Facing rear gardens backing onto open fields.

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 sought-after residential area, this charming and well-balanced three-bedroom detached property presents an exciting opportunity to acquire a much-loved family home. It combines comfortable and flexible living spaces with the opportunity to extend or remodel to suit individual needs, all while being ideally positioned for Alderley Edge Village, making it a versatile choice for a range of buyers.

The property is set back from the road, by a driveway, a well-maintained front garden and a large double garage. Upon entering the home, you are welcomed by a generous entrance hall, featuring a staircase to the first floor and creating a warm and inviting introduction to the house.

The ground floor offers a wealth of living space, including a large lounge with a feature fireplace that serves as a focal point. The lounge seamlessly connects to a formal dining room, which in turn leads to a bright conservatory that provides views and access to the rear garden. The heart of the home is undoubtedly the open-plan family dining kitchen, which is well-appointed with modern fittings and offers a sociable space for entertaining or everyday family life. A large utility room completes the ground floor accommodation.

Upstairs, the first floor accommodates three generously sized double bedrooms. The master bedroom enjoys views over the open aspect to the rear, while the remaining bedrooms are equally well-proportioned and offer plenty of space for family members or guests. A well-appointed family bathroom completes the upper floor.

The outdoor spaces are a true highlight of the property. The front garden is attractively landscaped, while the rear garden enjoys a desirable westerly-facing position, providing an abundance of natural light throughout the day. The rear garden features a patio area, ideal for outdoor dining, a well-maintained lawn, and is enclosed by fencing and hedgerows for privacy. At the rear of the garden, a delightful summer house offers a retreat with views over the open aspect.

This property combines practicality, charm, and potential, making it an ideal choice for families, professionals, or those looking to downsize while enjoying a peaceful and convenient location. With its thoughtful layout, spacious interiors, and attractive gardens, it is a home that is ready to be cherished for years to come.

DIRECTIONS

SAT NAV: SK9 7RE

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

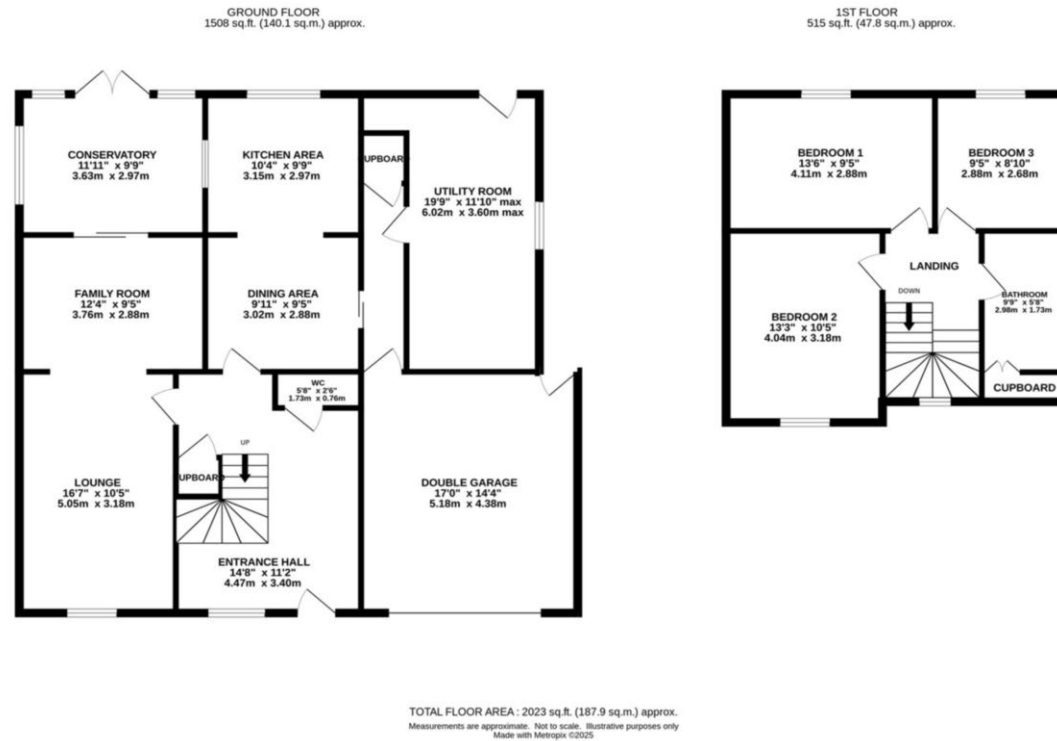
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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