



**GASCOIGNE
HALMAN**

17 ELM CRESCENT, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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An opulent, light-filled home offering over 1,400 sq ft of beautifully finished accommodation. Generous in scale and flooded with natural light, with standout open-plan living, luxurious top-floor bedroom suite, and south-facing garden. Ideally located close to the heart 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

This beautifully finished home offers far more than first meets the eye. Offering accommodation over three floors and extended to both the front and rear, this comprehensively remodelled property has been transformed into a light-filled, luxurious residence of exceptional quality. Behind its deceptive frontage lies a surprisingly expansive interior, where space, style, and specification come together to striking effect.

At the heart of the home is an open-plan living space - generous in scale and flooded with natural light. The kitchen is superbly appointed with sleek matt-finished units, quartz worktops, and high-specification integrated appliances, all arranged to create a seamless and elegant working space. The dining area is crowned by a large lantern skylight and opens through full-width bifolding doors onto the rear garden. A comfortable family area completes the space, anchored by a bespoke media wall designed to integrate entertainment discreetly into the overall aesthetic. The result is a truly impressive environment for both relaxed living and entertaining, enhanced by carefully chosen lighting that subtly adds to the sense of refinement throughout. Every element of the design has been considered, delivering a calm and luxurious atmosphere.

A generous entrance hall, stylish WC, and a practical utility room further add to the thoughtful layout and high level of finish.

To the first floor, a large landing offers additional flexibility -ideal as a reading corner or quieter retreat. Two spacious double bedrooms are positioned on this floor, served by a beautifully finished family bathroom with high-quality fittings and a contemporary design.

The second floor is dedicated to an impressive principal suite. This expansive room is framed by striking floor-to-ceiling glazing, including a bi-fold sections that open out to views across the rear garden, allowing natural light to pour in all day. A walk-in wardrobe, bespoke fitted storage, and an elegant en suite complete this private, opulent space.

Externally, the property continues to deliver. A smart tarmac driveway provides parking for several vehicles and includes a provision for an electric vehicle charger. To the rear, the generous south-facing garden features a well-maintained lawn, established boundaries, and a large stone patio - part of which is covered to offer year-round outdoor enjoyment, directly accessed from the main living space, further enhancing the indoor-outdoor lifestyle.

Located close Alderley Edge village, this home offers the perfect blend of contemporary living and village convenience. It's a property that must be viewed to fully appreciate its scale, natural light, and the exceptional standard of finish that runs throughout.

DIRECTIONS

SAT NAV: SK9 7PQ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: C

VIEWINGS

Viewing strictly by appointment through the Agents.

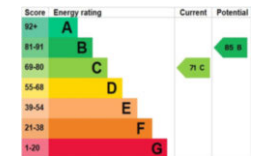
FLOORPLAN & EPC



Total floor area 130.4 m² (1,404 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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