



**GASCOIGNE  
HALMAN**

12 CRESCENT ROAD, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



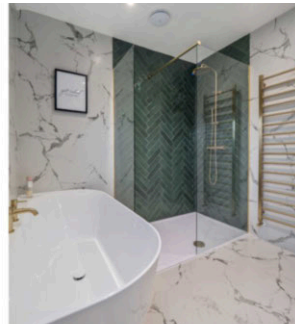


## 12 CRESCENT ROAD, ALDERLEY EDGE

**Thoughtfully renovated and presented to the highest possible standard, an attractive property offering high specification living space and a rear garden extending to 25m (approx.) in length, located 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

This attractive double-fronted home has undergone a comprehensive renovation by the current owners, resulting in a property presented to an exceptionally high specification. Every aspect of the renovation has been carefully considered, with meticulous attention to detail evident throughout.

From the moment of arrival, the quality of the workmanship is clear. The crisp rendered frontage, together with new in-frame windows and a stylish front door, set the tone for the accommodation within.

The property is entered via a welcoming entrance hall, which provides access to the principal reception rooms. The heart of the home is the family dining room, featuring a wood-burning stove as a practical and stylish focal point. Original picture rails, a built-in storage cupboard, and bespoke shutters, which are fitted throughout the property, offer a subtle nod to the home's heritage while creating clean, elegant lines.

The cosy lounge, also benefitting from a wood-burning stove, provides a delightful space to relax in the evenings.

The kitchen benefits from an extensive range of units and a breakfast bar area, which have been impeccably maintained by the current owners. There is a useful understairs area offering potential for a home office, along with a walk-in pantry and a separate utility room. To the rear of the property, there is clear scope to extend and create a larger open-plan family dining kitchen, allowing the next owner the opportunity to further personalise the home (subject to the necessary consents).

To the first floor, the accommodation comprises three generous bedrooms. The principal bedroom benefits from built-in cupboards, while the second bedroom also enjoys built-in storage. The third bedroom is a comfortable size and includes a built-in wardrobe.

The family bathroom is a true highlight, designed to evoke a spa-like retreat. Fully tiled from floor to ceiling, with contrasting feature tiling to the sink and shower areas, it includes a large walk-in shower, a bath for added luxury, and a vanity unit providing additional storage. The space is beautifully lit and finished to an exceptional standard.

Further points of note include a generous landing with a window overlooking the rear garden and a large, highly flexible storage area. Throughout the property, the detailing is impeccable, with upgraded radiators providing attractive focal points and original picture rails retained in many rooms.

Externally, the property offers a driveway providing parking for several vehicles. To the rear is a delightfully generous garden, extending to approximately 25 metres (approx.) in length, featuring a patio area accessed directly from the kitchen, a shed, a large lawn, and boundaries enclosed by hedging and fencing.

As highlighted, there is potential to extend, but as it stands, this is an immaculate, turnkey home, offering thoughtfully executed renovations and an exceptional standard of presentation throughout.

## DIRECTIONS

SAT NAV: SK9 7NB

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

Band: C

## TENURE

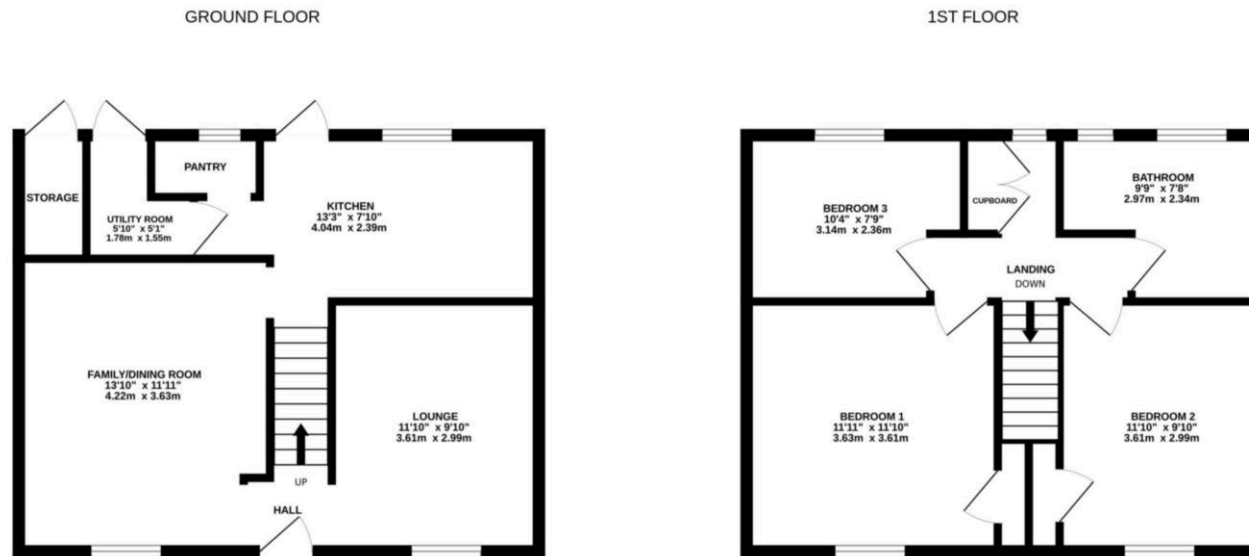
Freehold

## VIEWINGS

Viewing strictly by appointment through the Agents.



## FLOORPLAN



TOTAL FLOOR AREA : 1033sq.ft. (96.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### ALDERLEY EDGE OFFICE

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