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SALE

Rooftops

Sales Letting & Management



Elm Crescent, Alderley Edge, SK9

*** No Chain ***

Spacious family home

Enclosed large rear garden

Ideal Investment

Three good sized bedrooms

Energy Efficiency Rating D

READY TO GO ... BEAUTIFULLY PRESENTED!! New to the market and immaculately presented, this three bedroom property sits proudly on an enviable plot and is within easy reach of fashionable Alderley Edge village and train station, Wilmslow town centre, the A34 and motorway links. Comprising; entrance hallway, well proportioned lounge with fireplace, modern fitted kitchen, which opens to the dining area. First floor; three well proportioned bedrooms and a modern family bathroom suite with shower. The lawned gardens also wrap around the side of the property offering versatile outside space with fenced and hedged boundaries. There is a decked patio to the rear along with a paved BBQ area. Energy Efficiency Rating D. GCH. PP. PF.

Guide Price

£395,000

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Hallway

Double glazed front door with glazed panels and chrome door furniture, carpet flooring, central ceiling light, radiator, power points.

Lounge

14'8" (4m 47cm) x 12'6" (3m 81cm)

Wooden door, double glazed uPVC bay window to the front elevation, fireplace, carpet flooring, central ceiling light, radiator, power points.

Breakfast kitchen

20'10" (6m 34cm) x 8'8" (2m 64cm)

Wooden door, tiled flooring, double glazed uPVC window to the rear elevation, double glazed uPVC French doors to the rear elevation, a range of wall and base units, electric oven and hob, integrated fridge freezer, integrated dishwasher, freestanding washing machine, breakfast bar, two central ceiling lights, radiators, power points.

Master bedroom

12'6" (3m 81cm) x 12'1" (3m 68cm)

Wooden door, carpet flooring, double glazed uPVC window to the front elevation, central light fitting, radiator, power points.

Bedroom two

12'7" (3m 83cm) x 9'10" (2m 99cm)

Wooden door, carpet flooring, double glazed uPVC window to the rear elevation, central ceiling light, radiator, power points.

Bedroom three

9'4" (2m 84cm) x 7'2" (2m 18cm)

Wooden door, carpet flooring, double glazed uPVC window to the front elevation, built in storage cupboards, central ceiling light, radiator, power points.

Bathroom

Wooden door, walls and floor fully tiled, two obscure double glazed uPVC windows to the rear elevation, central ceiling light, bath with shower over, wash hand basin, low level WC, ladder radiator

Outside space

To the front of the property there is a driveway for two cars and a small grassed area. To the rear it is mainly laid to lawn with a patio area, two out houses, fenced boundaries.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set

Floorplans



out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.