



**Jordan fishwick**

22 ELM CRESCENT ALDERLEY EDGE SK9 7PQ  
Guide Price £525,000

## 22 ELM CRESCENT ALDERLEY EDGE SK9 7PQ

A stunning four bedroom semi detached home offering spacious contemporary accommodation having been refurbished in recent years. The property is conveniently located being within walking distance of Alderley village, the train station and popular schools and within convenient access of "The Edge" a beautiful National Trust area. In outline the accommodation comprises: entrance hall with window to the side, lounge with bay window, extended stunning open plan kitchen diner/ family room along with bi fold doors to rear garden. To the first floor there are three bedrooms as well as a family bathroom. To the second floor there is a double bedroom with stylish en suite shower room. Lawned rear garden with fenced and hedged boundaries, outside storage and patio area. Ample off road parking.

### Entrance Hallway

Access to the first floor accommodation. UPVC double glazed window to side, radiator.

### Living Room

12'2 ext to 15'2 into bay x 12'2

A well proportioned room with UPVC double glazed bay window to front and contemporary radiator.

### Kitchen/Diner

19'10 x 18'3

A large extended open plan dining/living kitchen. Fitted with a range of high gloss base and wall units with under pelmet lighting, work surfaces incorporating sink unit with matching cupboard doors. Four ring hob with extractor over and built in oven below. Island unit with drawers below. Double glazed bi-fold doors to rear, three skylight windows over the dining area and two contemporary radiators.

### Downstairs WC

Low level wc and wash basin.

### First Floor Landing

Access to second floor accommodation.

### Bedroom One

12'2 x 10'7

UPVC double glazed window to front. Contemporary radiator.

### Bedroom Two

10'7 x 9'1

UPVC double glazed window to rear, contemporary radiator.

### Bedroom Three

7'6 x 6'

Further bedroom with UPVC double glazed window to front and contemporary radiator.

### Family Bathroom

Fitted with a suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin, UPVC double glazed windows to side and rear, tiled floor and walls, recessed ceiling spotlights, chrome radiator, frosted window,

### Bedroom Four

15'2 x 10'7 ext to 13'8 max

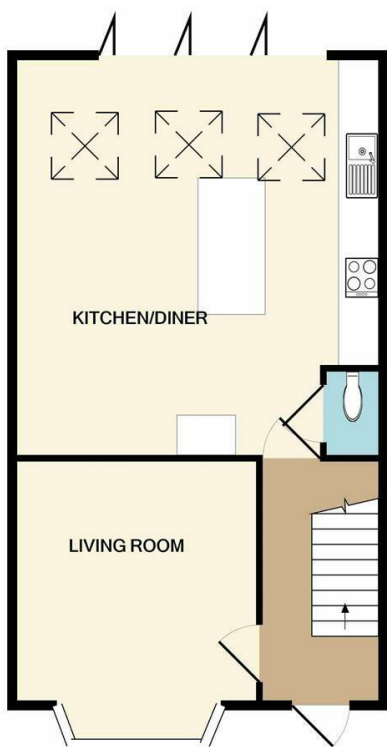
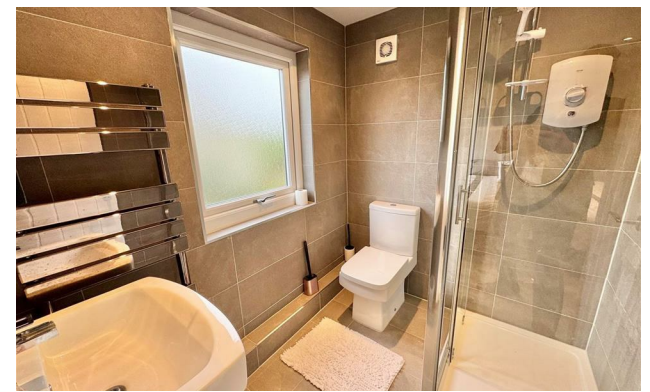
UPVC double glazed dormer window to rear, recessed ceiling spotlights.

### En Suite

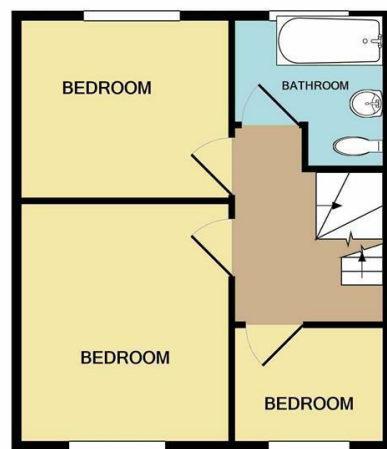
Walk in shower, low level wc, pedestal wash hand basin, UPVC double glazed window to rear, recessed ceiling spotlights, tiled floor and walls.

### Garden

To the front of the property the driveway offers off road parking for multiple vehicles. Whilst to the rear there is a lawned garden with outside storage, patio area and fenced and hedged boundaries.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	61	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	