



19 VALE CRESCENT ALDERLEY PARK SK10 4LU

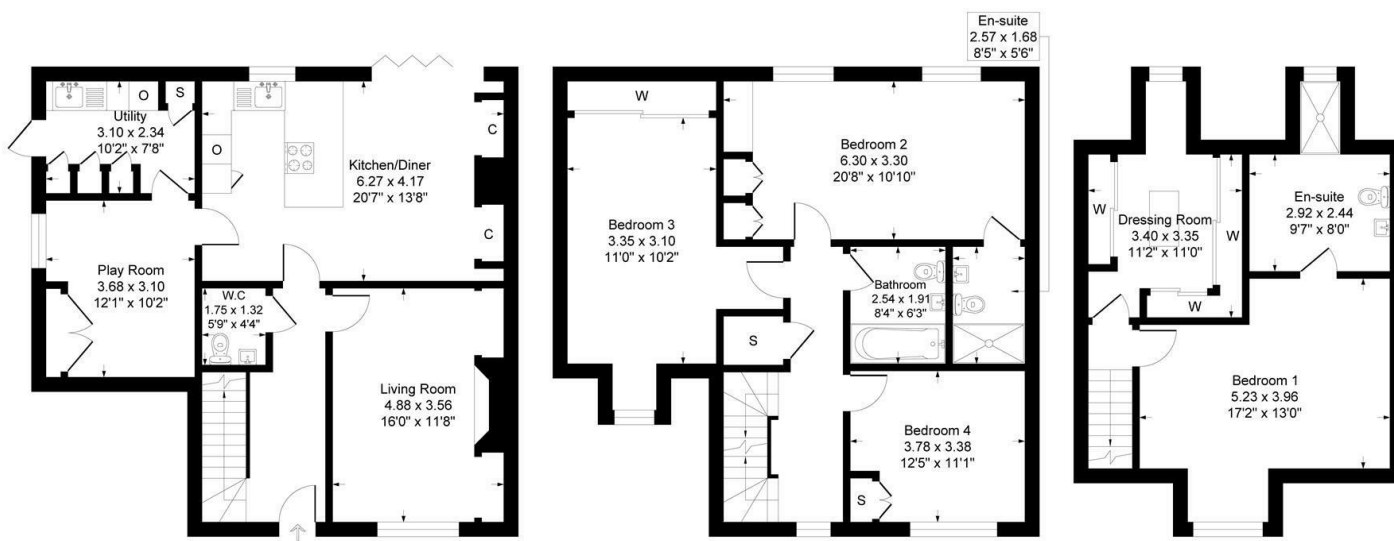
Constructed by the renowned developer PH Homes, and upgraded throughout by the current owners, this superb detached family home on the sought after Alderley Park development is offered for sale with no onward chain, benefits from having planning consent for a garden room extension to the rear. The Alderley Park development is surrounded by majestic parkland and has an array of facilities such as The Churchill Tree Pub and Restaurant, Gym, Cricket Ground and access to miles and miles of walks, including to 'The Edge'. Renowned for its family friendly facilities, there's 24 hour security on the site, providing that peace of mind wanted in today's hectic world.



Ground Floor
837 sq. ft. (77.7 sq. m.) approx

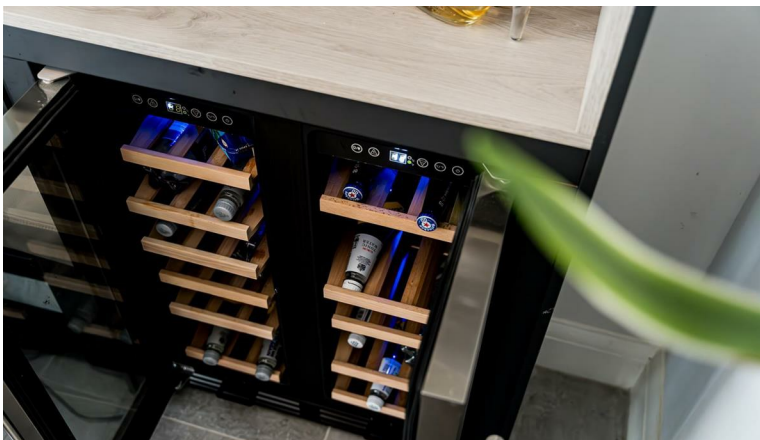
First Floor
772 sq. ft. (71.6 sq. m.) approx

Second Floor
493 sq. ft. (45.7 sq. m.) approx



Total Floor Area : 2101 sq. ft. (195.2 sq. m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Four Bedroom Detached Family Home extending to 2,101 sq ft
- Stunning Top Floor Master Suite
- Fitted Dressing Room and en suite
- Upgraded Accommodation
- Landscaped rear garden with woodland aspect
- Sought after Alderley Park development
- Garage
- Off road parking

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	91