

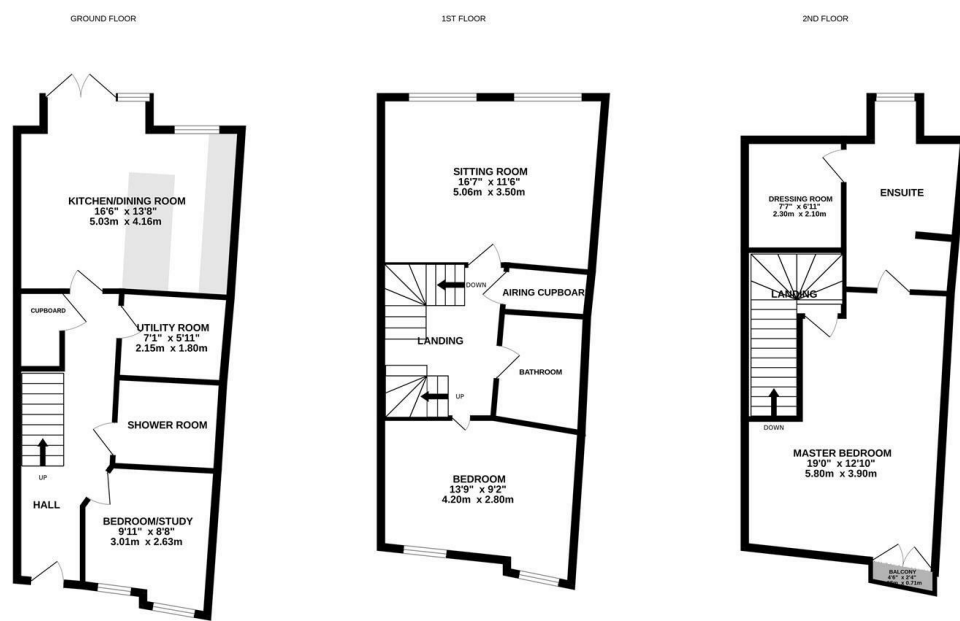


**jordan fishwick**

1 EDGE VIEW CRESCENT MERRYMANS LANE ALDERLEY  
Offers In Excess Of £499,995

## 1 EDGE VIEW CRESCENT MERRYMANS LANE ALDERLEY EDGE SK9 7TB

Surrounded by open countryside but only minutes from Alderley Edge and Wilmslow is this three bedroom END townhouse on this small and select gated development. With underground parking along with communal gardens these town houses offer a wealth of modern and contemporary features including underfloor heating. In brief: entrance hall with wood flooring, comprehensive fitted contemporary dining kitchen with integrated appliances such as gas hob, electric oven and grill, fridge freezer and dishwasher. Bi fold doors open to the rear garden with views over the field. There is also a utility room, downstairs shower room and a third bedroom/study/snug. To the first floor there is a lounge with views over open countryside, second bedroom and bathroom. To the second floor the master bedroom has a en suite bathroom and dressing room. To the rear is a private garden with patio area and lawned garden overlooking the adjacent field. **VIEWING RECOMMENDED**



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagen CC04.



- End Town House
- Three bedrooms
- Underground Parking
- Secure and gated community
- Modern and Stylish
- Three bathrooms
- Utility Room
- Garden
- Countryside location

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	87		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	