

47 Wilton Crescent  
Alderley Edge



Andrew J Nowell  
& Company



## 47 Wilton Crescent, Alderley Edge, SK9 7RF

An extended detached family home on this popular road within walking distance of Alderley Edge Village.

- No onward chain
- Open plan living
- Large garden
- Over 2,800 sq ft

47 Wilton Crescent has been tastefully and carefully remodelled and renovated by the current owners and offers well-balanced family accommodation with high quality fittings throughout.

A feature of particular note is the impressive open living dining kitchen. This large room spanning over 22ft boasts a triple aspect with large tiled floor with underfloor heating. There is a contemporary Italian Aster kitchen with quartz worksurfaces large central island and integrated Samsung appliances. There are two sets of bi-folding doors off the living area and a contemporary multi fuel stove. In addition on the ground floor is the entrance hall, family room/study, utility room, cloakroom WC and integral double garage.

To the first floor is a spacious principal bedroom suite with a full run of fitted wardrobes and a large en-suite bathroom with separate bath and large walk-in rain shower. Three further double bedrooms and two bathrooms (1 en-suite). There is a spacious landing with built in bookshelves and desk which overlooks the garden.







Externally the property is approached via a large driveway with electric charging point, offering parking for up to four cars and leading to the garage.

To the front is an immaculate garden with lawn and raised flower beds, to the rear a generous garden mainly laid to lawn with mature trees, shrubs and a large granite tiled patio.

Wilton Crescent is a highly desirable and sought after quiet location within walking distance of the village centre. Alderley Edge village offers a good range of shopping with fine restaurants. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

### Important Information

What 3 Words - [///rings.tall.votes](https://rings.tall.votes)

Council Tax - G

EPC Rating - C

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Ultra-Fast Broadband available at the property

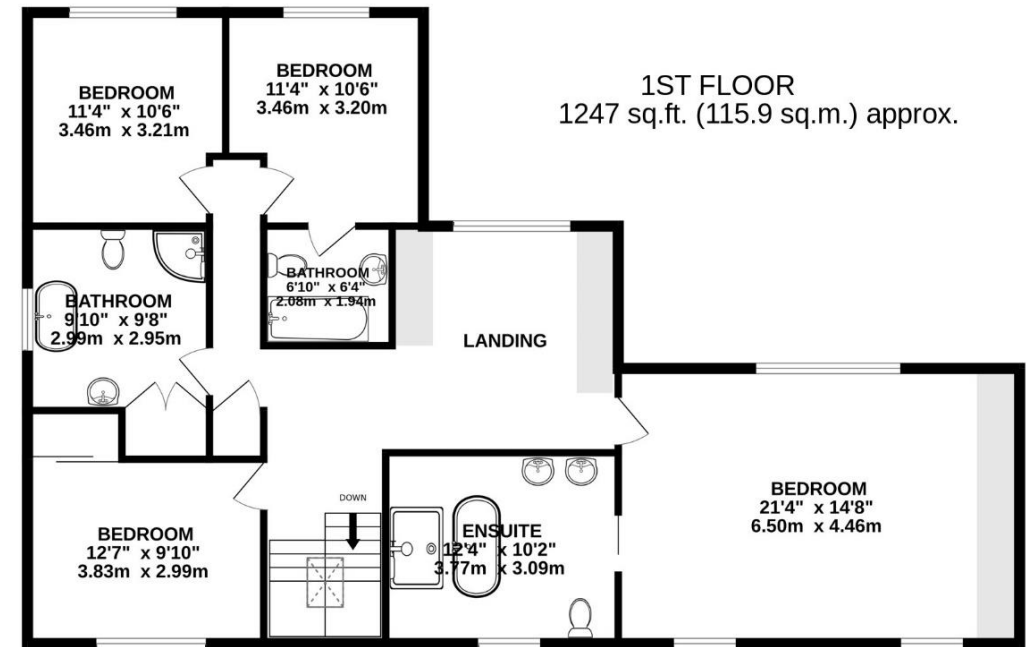
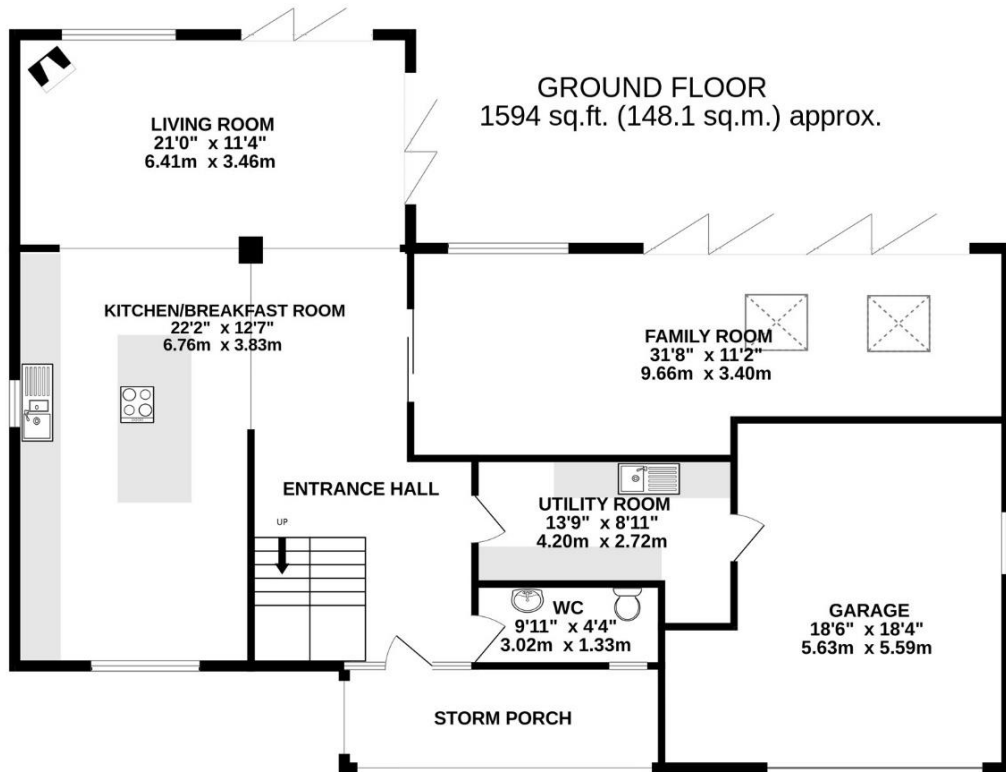
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





**TOTAL FLOOR AREA : 2842 sq.ft. (264.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.

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