

35 Wilton Crescent

Alderley Edge

FOR SALE
Andrew J Nowell
& Company
EQUITY FIRST
Alderley Edge Tel: 01425 582905
www.andrewnowell.co.uk

Guide Price £1,250,000

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35 Wilton Crescent, Alderley Edge, SK9 7RF

Much improved and thoughtfully extended five-bedroom detached family home. Located close to village amenities.

- Five Bedrooms
- Four Bathrooms
- Two Reception Rooms
- Open Plan Living

35 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 44ft boasts a triple aspect with oak flooring. There is a contemporary shaker kitchen with quartz worksurfaces large central island and integrated appliances. There are bi-folding doors off the living area. In addition, on the ground floor is the entrance hall, Sitting room (with bay window and central log burning stove), family room/gym, utility room and cloakroom WC.

To the first floor is the spacious principal bedroom suite with large en-suite shower room. Four further double bedrooms and three bathrooms (2 en-suite). There is a spacious landing with large feature window on the staircase return.







Externally the property is approached via a large driveway offering parking for 4 cars.

To the front is an immaculate garden with lawn and flower beds, to the rear a generous garden mainly laid to lawn with mature trees, shrubs and a large, paved 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 – [///cheer.rail.caller](http://cheer.rail.caller)

Council Tax – F

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: High risk of surface water flooding, Very Low Risk of flooding from Rivers.

Broadband**: Ultrafast broadband available at the property.

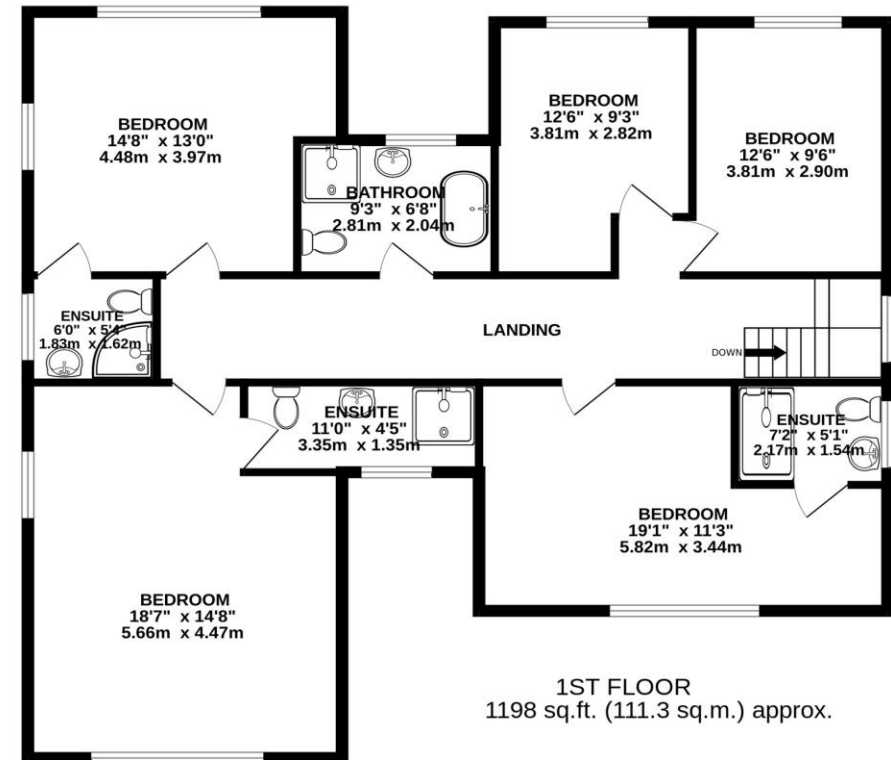
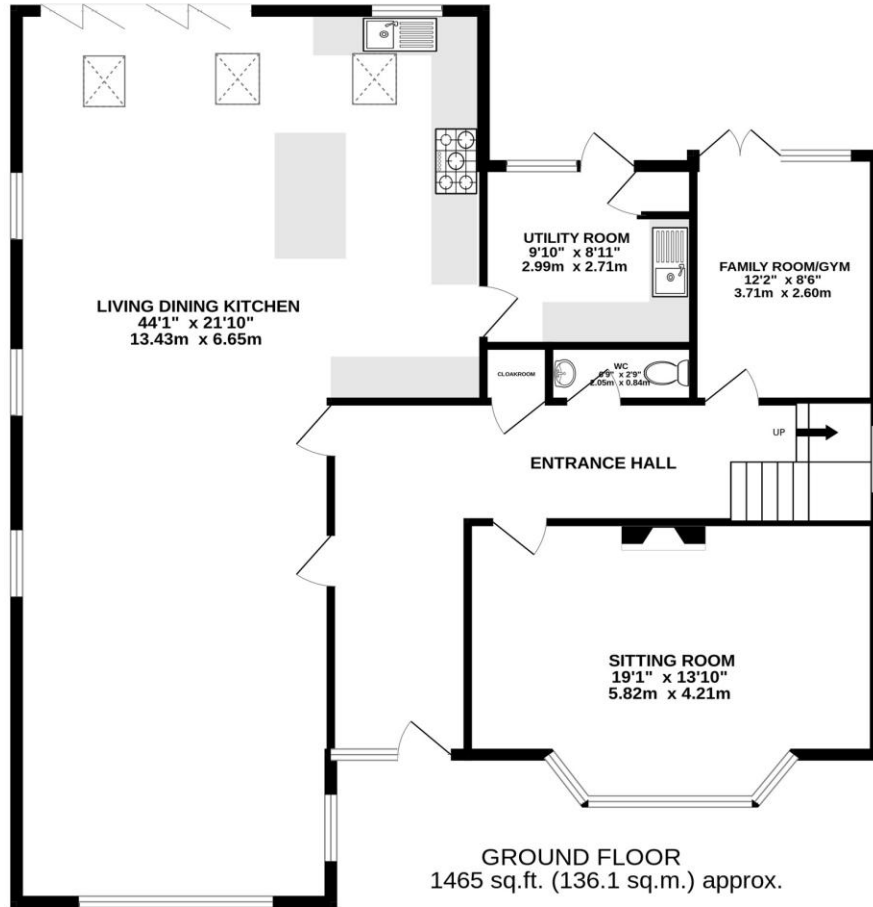
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* 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 : 2663 sq.ft. (247.4 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

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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