

37 Wilton Crescent
Alderley Edge



Offers Over £800,000

Andrew J Nowell
& Company



37 Wilton Crescent, Alderley Edge, Cheshire, SK9 7RF

A detached four-bedroom family home, stood on a 0.3acre plot and located in a sought-after location with a substantial garden to rear.

- 0.3 Acre Plot
- Close To Village
- No Onward Chain
- Huge Potential

A rare opportunity to acquire a detached family home located on a substantial 0.3acre plot. Situated on this popular road within walking distance of the village centre and train station and within proximity to local schools.

There is an entrance porch which leads through to the hallway, downstairs WC, door off to the attached garage, large L shaped living room. The dining room has double doors opening onto the family room leading to a conservatory. There is a spacious breakfast kitchen with traditional units and integrated appliances. From the kitchen there is access to the utility room.

There are four bedrooms (two large doubles) with fitted furniture and the family bathroom with three-piece suite.

The property has been well-maintained over the years and offers great potential for an extension or remodelling subject to the relevant planning consent.





Externally the property is approached via a block paved driveway offering off road parking and leading to the garage. There is a front garden with lawn and to the rear a substantial garden with stone flagged patio areas, lawns and mature borders with boundary fencing.

Wilton Crescent is a popular road situated a short walk from Alderley Edge Village. The village offers everything for day to day needs, fine bars and restaurants, the local medical centre and train station with rail links to Manchester and London.

The property is offered for sale with no onward chain.

Important Information

What 3 Words – [///winner.friday.tamed](http://winner.friday.tamed)

Council Tax – G

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Driveway

Flood Risk*: Very low risk of flooding.

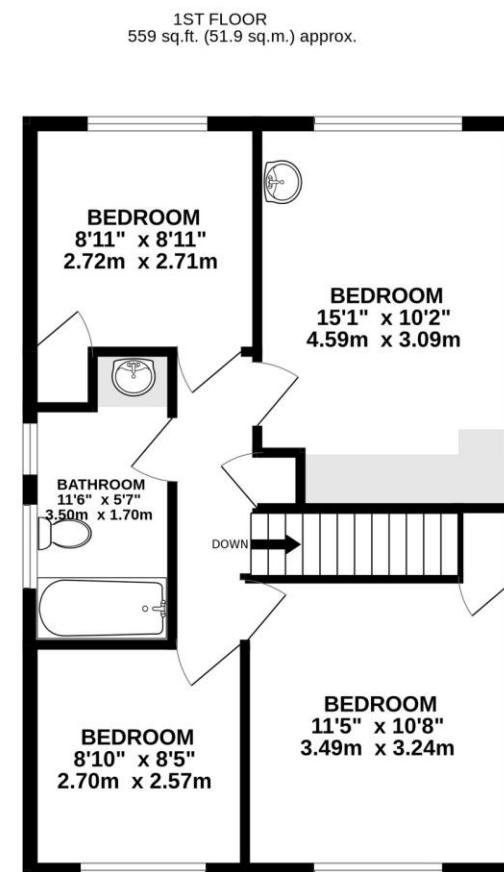
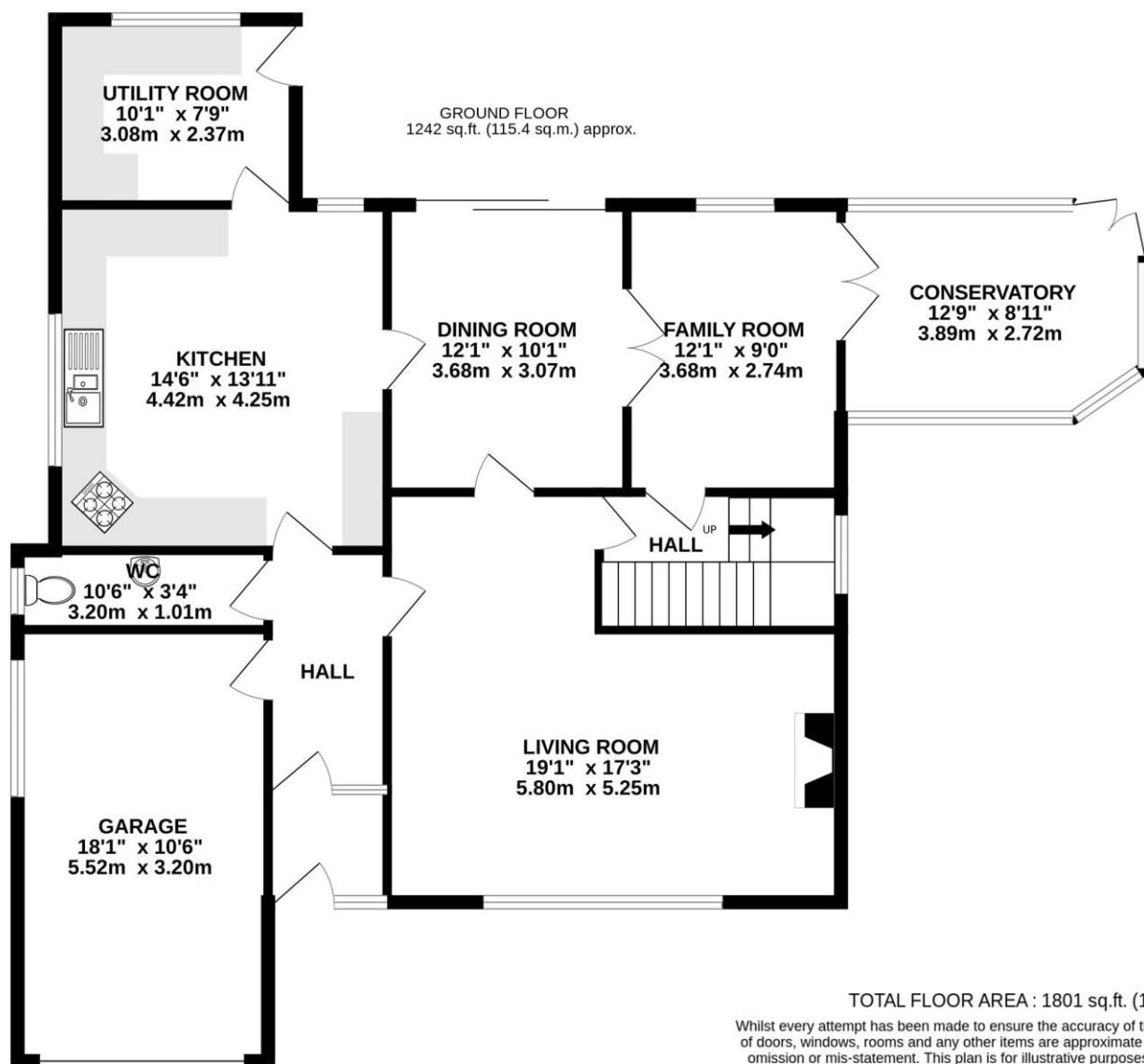
Broadband**: Ultrafast broadband available

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

* 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 : 1801 sq.ft. (167.3 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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