



**GASCOIGNE
HALMAN**

1 WARFORD CRESCENT, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



1 WARFORD CRESCENT, ALDERLEY EDGE

A well presented, three bedroom semi detached property, with views over a central green and enjoying a delightful semi rural lifestyle, yet remaining within close proximity of Alderley Edge village. NO ONWARD CHAIN.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

A charming and beautifully maintained three bedroom semi detached property, occupying an enviable position on the edge of the green within this highly desirable semi-rural setting, surrounded by open countryside, this property offers the best of country living. While enjoying close proximity to Alderley Edge. Having been much loved by the current owners, the home has been thoughtfully cared for and attractively presented throughout, creating a warm and inviting space ready for a new owner to enjoy.

The accommodation begins with an entrance porch, which leads through into the welcoming entrance hall and sets the tone for the rest of the property. The principal living room is a particularly generous and light-filled lounge arranged around a central fire place which creates an attractive focal point and gives the room a cosy yet spacious feel. Double doors open through into the conservatory, a superb addition to the home which serves as an excellent second sitting area or garden room. Flooded with natural light, it is a wonderful sun trap and enjoys delightful views across the rear garden.

The dining kitchen is well appointed and very much designed with everyday family life in mind, offering ample space for a dining table and chairs and fitted with a range of integrated appliances. It is a practical and sociable room, ideal for both informal day-to-day use and entertaining.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all of which are attractively presented. Two of the bedrooms benefit from integrated wardrobes, providing useful built-in storage, and these are served by a well appointed family bathroom fitted to meet the needs of modern living.

Externally, the property enjoys a most attractive setting. To the front, there are pleasant views across the front garden and towards the central green, enhancing the sense of space and openness. The front garden is enclosed by mature hedgerow and is mainly laid to lawn, creating an attractive approach to the house. To the rear, the garden is a particularly notable feature, being incredibly private and enjoying a desirable westerly aspect. Mainly laid to lawn and complemented by well-stocked beds and borders, it provides a lovely outdoor space for relaxing, gardening and entertaining.

In addition, the property benefits from a range of outbuildings which offer excellent practical storage and utility space, while also presenting exciting potential for conversion or incorporation into the main body of the house, should a purchaser wish to explore further enhancement of the accommodation, subject of course to the necessary permissions and consents.

Offered for sale with no onward chain, this is a rare opportunity to acquire a much loved home in a superb setting, with well-balanced accommodation, private gardens and excellent future potential.

DIRECTIONS

SAT NAV: SK9 7TW

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

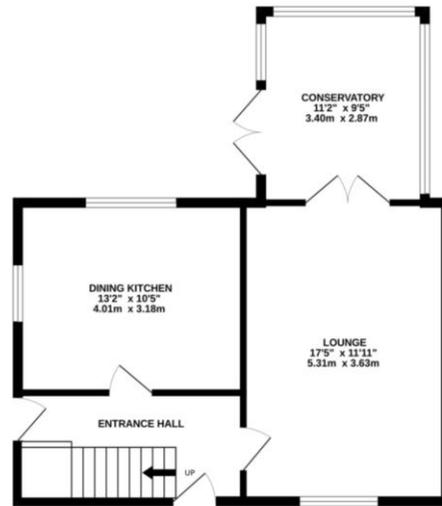
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VIEWINGS

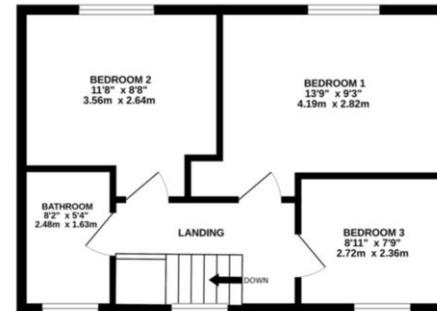
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

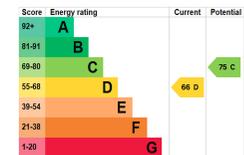


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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