



Andrew J Nowell
& Company

10 Edge View Crescent, Merrymans Lane, Alderley Edge

Guide Price £625,000



10 Edge View Crescent, Merrymans Lane, Alderley Edge, SK9 7TB

- Immaculately presented townhouse
- Recently renovated to an exceptional specification
- Exclusive gated development
- Crestron smart home system and underfloor heating
- Two secure underground parking spaces with electric vehicle charging point

10 Edge View Crescent is an immaculately presented contemporary townhouse, occupying a sought-after position within an exclusive gated development in Alderley Edge. Recently renovated to an exceptional standard, the property extends to approximately 1,702 sq.ft. with beautifully finished accommodation arranged over four floors. The result is a superb turnkey home with a particularly high level of specification throughout.

At the heart of the home is the superb open-plan living kitchen, providing an excellent space for both everyday living and entertaining. The German Schüller kitchen is finished with composite work surfaces and carefully considered soft lighting. The impressive specification includes a Quooker tap, Siemens ovens and warming drawer, Bora induction hob and Liebherr wine fridge.

Large glazed doors open directly onto the beautifully landscaped rear garden, creating a natural connection between the house and outside space. The garden features contemporary planting, a striking water feature and seating area overlooking the open aspect beyond. A separate study/bedroom and utility/WC complete the ground floor.





The first floor provides an elegant living room with feature fireplace, offering a comfortable separate reception space. There is also a well-proportioned double bedroom and bathroom on this floor. Occupying the second floor is the impressive principal suite, extending to over 22ft and complemented by a dressing room and luxurious en-suite bathroom. A further study/snug on the top floor provides valuable additional space and is ideally suited to home working or use as an additional living area. The exceptional finish continues throughout with underfloor heating, a Crestron smart home system and bespoke lighting. The gated development also provides two secure underground parking spaces, including an electric vehicle charging point.

Alderley Edge village offers an excellent range of shops and restaurants, with rail links to Manchester and London and Manchester Airport within easy reach.

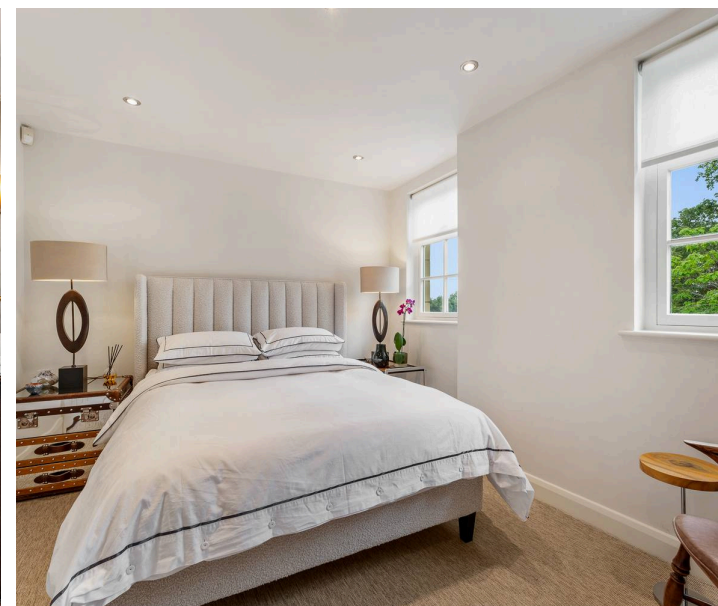
Important Information

- Council Tax – Cheshire East – Band F
- EPC Rating – C (74/82)
- Tenure – Leasehold, 979 years left
- Ground Rent - £175 Per Annum
- Estate charge - £174.56 per month.
- Heating: Gas central heating
- Services: Mains Water, Electric & Drainage
- Parking: 2 Underground, allocated parking bays
- What 3 Words – [///slick.oppose.dividers](https://www.what3words.com/slick.oppose.dividers)
- Flood Risk*: Low risk of flooding
- Broadband**: Starlink Broadband installed.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

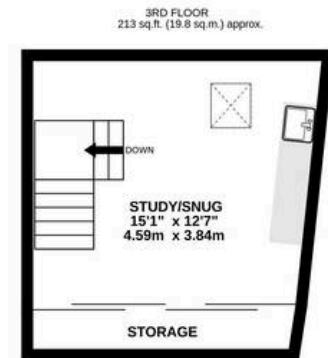
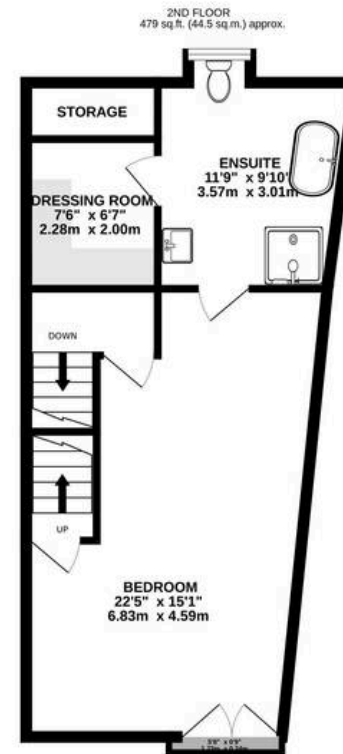
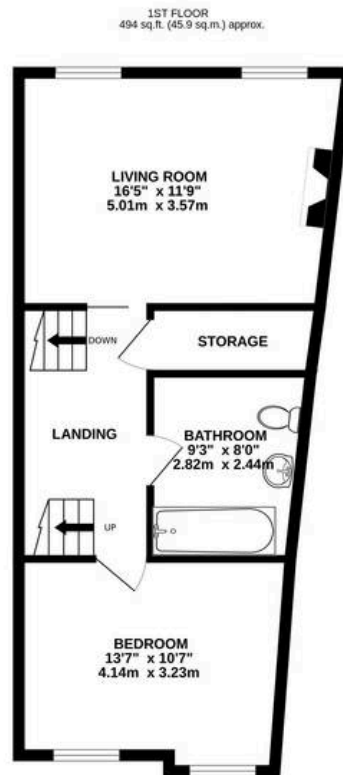
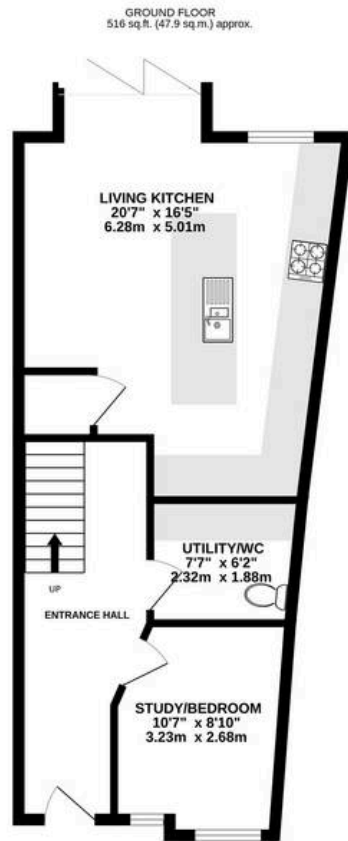
* Information provided by GOV.UK

**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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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