



jordan fishwick

22 Greenwood House, St Hilarys Park, SK9
Guide Price £545,000



Greenwood House Alderley Edge

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STUNNING VIEWS OVER ALDERLEY EDGE AND TOWARDS THE MANCHESTER CITY SKYLINE. A beautifully presented and spacious three bedroom, two bathroom second floor apartment situated in this secure gated development in the heart of Alderley Edge, benefiting from two allocated parking spaces.

Well proportioned accommodation with incredible views from the living room balcony and two of the bedrooms. Comprising in brief: personal entrance hall, dining hall, living room with private balcony, fully fitted breakfast kitchen, utility room, master bedroom with ensuite, two further bedrooms and family bathroom. Externally this gated apartment is situated in communal gardens and grounds. Viewing essential to fully appreciate the size and standard of the accommodation on offer.



Communal Entrance

Stairs and lifts to all floors

Entrance Hall

9'1"x7'6"

Oak door, ceiling cornice, down lights, radiator, power points, alarm pad and doors to:

Cloakroom/Store room

Dining Hall

15'2"x12'2"

A Substantial dining hall with ceiling cornice, downlights, telephone entry system, radiator, power points, thermostat and doors to;

Living room with balcony

16'9"x15'2"

A well presented living room with double glazed wooden window to the side with door to balcony with stunning views of Alderley Edge village, Manchester airport and Manchester City centre, ceiling cornice, power points, TV point, feature electric fire place, telephone point and downlights.

Kitchen

12'2"x12'2"

A beautifully presented kitchen with double glazed wooden window to the rear, fitted with a contemporary range of wall and base units with granite work surface over to splash back, underhung stainless steel sink unit with waste disposal, fitted appliances comprising 5 ring induction hob with extractor hood over, oven, electric fan over to island unit Built in Siemens dishwasher and space and plumbing for washing machine, dryer, wine fridge and American fridge freezer, pelmet lighting, downlights, power points, cupboard housing wall mounted boiler for domestic hot water and central heating.

Utility room

9'1"x6'0"

Matching the kitchen, fitted base units integrated with washing machine and stainless steel sink, granite work surfaces and underhung sink.

Bedroom One

16'9" max 13'8"x12'2"

A well proportioned bedroom with three Double glazed wooden window to the rear with stunning views, ceiling cornice, down lights, power points, TV point and fitted wardrobes

En-suite

12'2"x6'0"

Large walk-in shower with mains feed shower and glazed shower door, low level WC with concealed cistern, wash hand basin set in vanity unit with cupboard under and over, chrome ladder style towel radiator, down lights and extractor fan.

Bedroom Two

12'2"x12'2"

A spacious second bedroom with three double glazed wooden windows with stunning views to the rear, ceiling cornice, down lights, power points.

Bedroom 3

12'2"x12'2"

A generous third bedroom with double glazed wooden windows, ceiling cornice, down lights, power points, telephone point and TV point.

Family bathroom

9'1"x7'6"

Fitted white suite comprising a panelled bath with walk in shower, pedestal wash hand basin, low level WC, chrome ladder style towel radiator, extractor fan and fully tiled walls and floor.

OUTSIDE

Communal Grounds & Gardens


Allocated Parking Spaces

Two allocated parking spaces.



- Second Floor Apartment
- Beautifully Presented
- Three Bedrooms
- Two Bathrooms
- Two parking spaces + basement store room
- Views over Alderley Edge
- Central location
- Short stroll to Alderley Edge train station



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |





Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk

www.jordanfishwick.co.uk