



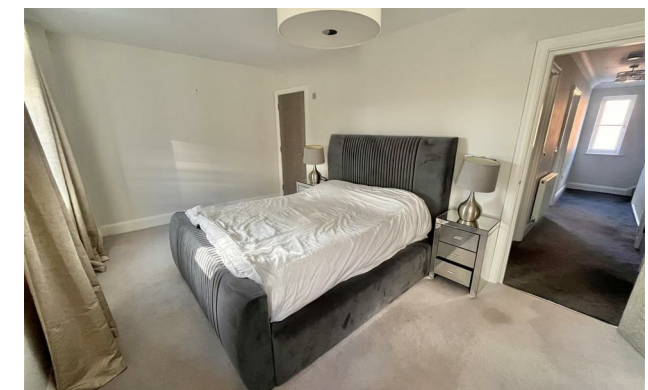
*jordan fishwick*

19 Vale Crescent, SK10 4LU  
Guide Price £949,995



## Vale Crescent Alderley Park SK10 4LU

Guide Price £949,995



Constructed by renowned developer PH Homes and upgraded throughout by the current owners, this superb detached family home on the sought after Alderley Park development is offered for sale with No Onward Chain and benefits from planning consent for a garden room extension to the rear. The Alderley Park development is surrounded by majestic parkland and has an array of facilities such as The Churchill Tree Pub and Restaurant, Gym, Cricket Ground and access to miles and miles of walks, including to "The Edge". Renowned for its family friendly facilities, there's 24 hour security on the site, providing that peace of mind wanted in today's hectic world.

This stunning property benefits from numerous upgrades conducted by the current owners, most notably bespoke cabinetry throughout , with a feature bar and ' Butlers Pantry ' in the Kitchen / Dining Room, Window Seats in the Childrens Bedrooms and a ' Love Seat ' in the Master Bedroom. The Living Room has a contemporary log effect fire with Media Wall over, and the Playroom, Utility Room and Bathrooms have underfloor heating.

The Top Floor offers a stunning Master Suite with a fully fitted dressing room with bespoke cabinetry, and a luxurious En-Suite. The First Floor comprises another Large En-Suite Bedroom, Two Further Bedrooms and Family Bathroom.

The Ground floor features a light and welcoming Reception Hall with fitted Storage Cupboards, a beautifully presented Living Room with feature fire and Media Wall. The Kitchen / Dining Room has been fitted with bespoke seating having a smoked glass wall to the rear and feature bar cabinetry to either side. The stunning kitchen features fully integrated appliances and a much desired ' Butlers ' Pantry. The Garage has been converted to create a Playroom / Home Office and a Generous Utility Room. Externally is brick paviour parking for two cars and a lovely landscaped garden with beautiful aspects to the rear over mature woodland.

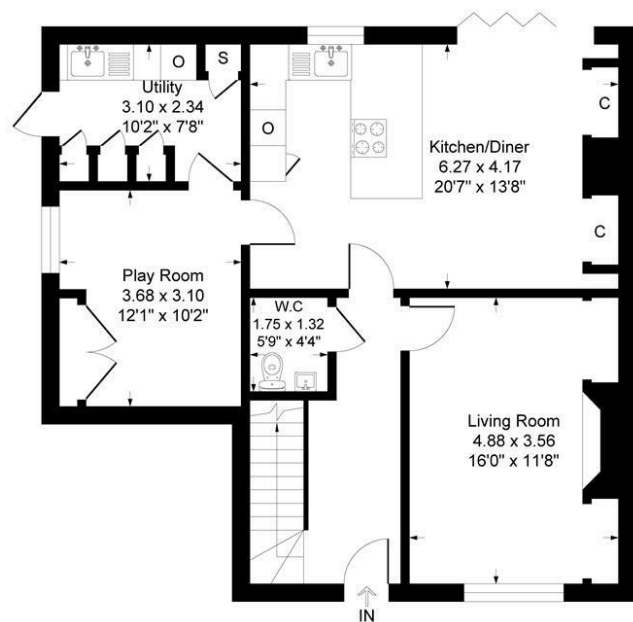


- Four Bedroom Detached Family Home extending to 2,101 sq ft
- Stunning Top Floor Master Suite
- Fitted Dressing Room and en suite
- Upgraded Accommodation
- Landscaped rear garden with woodland aspect
- Sought after Alderley Park development
- Garage
- Off road parking

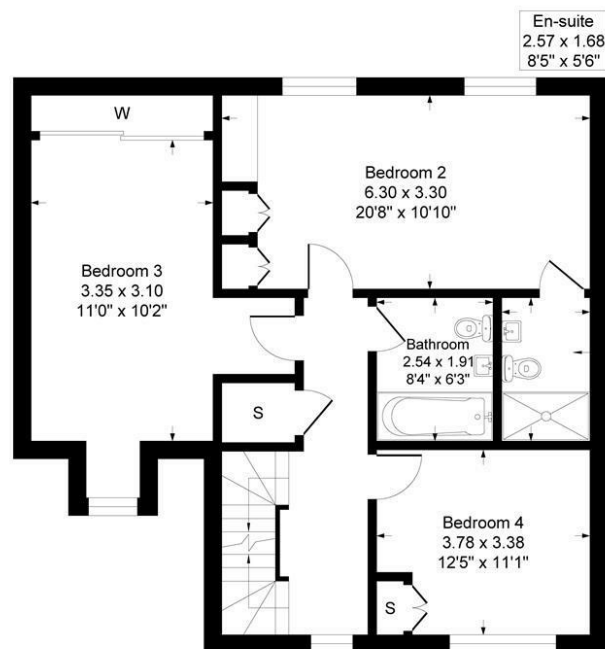


| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>84</b> | <b>91</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

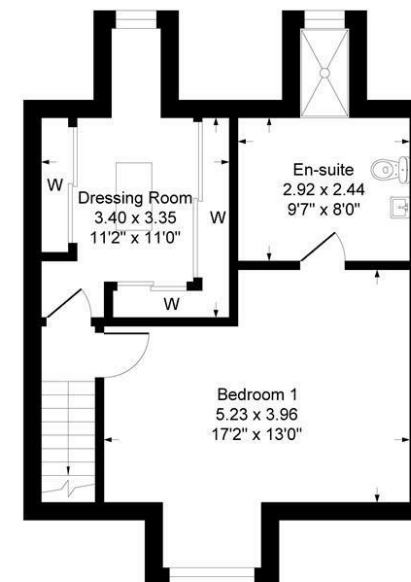
Ground Floor  
837 sq.ft. (77.7 sq.m.) approx



First Floor  
772 sq.ft. (71.6 sq.m.) approx



Second Floor  
493 sq.ft. (45.7 sq.m.) approx



Total Floor Area : 2101 sq.ft. (195.2 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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